Unique ID	059012	Wethersfield		Card No:	1 of 1
Location:	828 WELLS RD	Map/Lot:	059 012	Zone:	A1	Date Printed:	12-30-19
911 Address:		Exempt		Nbhd:	93	Last Update:	12-30-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
KUHNS KATHERINE	2097 /364	12-02-19	Warranty Deed	YES	259,000
828 WELLS RD WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
QSMANOVIC VAHIDA & SAMIR	1872 /0301	02-20-15		NO	190,000
MORISSETTE SANDRA K TRUSTEE	1872 /0299	02-20-15		NO	0
KEMP BARBARA C TRUSTEE EST	1858 /0115	10-27-14		NO	0
KEMP BARBARA C TRUSTEE	1046 /0129	06-10-03		NO	0
KEMP BARBARA C	1046 /0128	06-10-03		NO	0

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
B-16-201	05-10-16	4,000	No	Permit Issue	100	10-01-16	BUILD 16'x16' DECK. OPEN A WALL, INSTALL SLIDING DOOR
P-3220	02-11-99	480	No	Permit Issue	100		
H-2937	02-11-99	800	No	Permit Issue	100		
E-5269	01-06-99	1,000	No	Permit Issue	100		
B-8824	12-07-98	22,000	No	Permit Issue	100		

Census/Tract	4925
Dev Map	Dev Lot PT16
Date	11/11/2019
Inspector	
Action	LISTING REVIEW

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.32	65,100			
13- Res Bldg	1.00	107,430			
14- Res Outbldg	1.00	470			

Appraised Value

Total Land Value	93,000
Total Building Value	153,465
Total Outbuilding Value	672
Total Market Value	247,137

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.32	0.00	93,000	1.00	0	93,000
Total	0.32					93,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	65,100	65,100	62,900	62,900	62,900
Building	107,430	91,190	97,300	97,300	97,200
Outbuilding	470	470	700	700	0
Total	**173,000**	**156,760**	**160,900**	**160,900**	**160,100**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2019GL-CONDITION, INTERIOR REMOD, 3 BDRMS, LISTING
2016GL-DECK, PICTOMETRY
30' REAR DORMER

Unique ID: 059012 **Wethersfield**

Location:	828 WELLS RD	**Unit**	
911 Address:			
Map/Block/Lot	059 012		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good/VG
Class	C+
Stories	1.65
Design (Style)	Cape
Construction	Wood Frame
Year Built	1952
Percent Complete	100
Finished Area	1,580

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	910
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Oil	
Cooling Type	None	0 %

Interior

Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
6	3	1	2	0

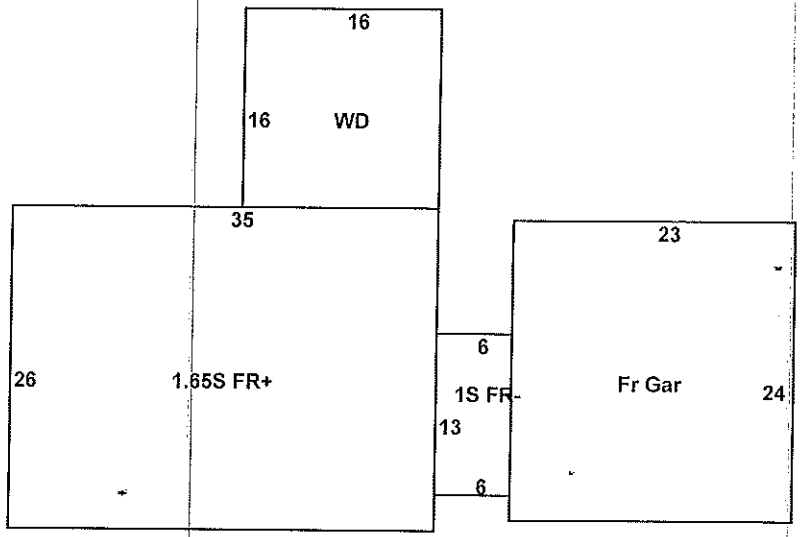
Description	Area/Qty	Value
Base Rate	1,580	137,697
Basement	910	14,333
Fireplace	1	3,150
Full Baths	2	10,500
Value Before Depr.	0	165,680
Depr/Adjust Amount	0	28,166
Final Value (After Depr)	0	137,514

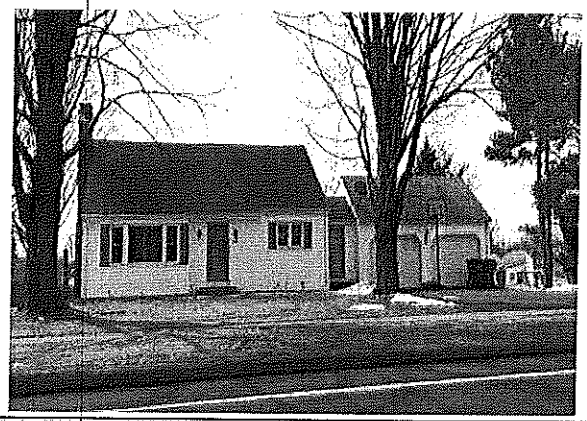
Grade Factor	0	Physical Depreciation %	17
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1952	Average	256	3,153
Frame Garage	1952	Average	552	12,798

Total Building Value **153,465**





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	1952	Average	96	672

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID	176036	Wethersfield		Card No:	1 of 1

Location:	46 SHERBURNE RD	Map/Lot:	176 036	Zone:	A	Date Printed:	12-30-19
911 Address:		Exempt		Nbhd:	105	Last Update:	12-30-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
ESSAFI JALILA & ELAMRANI ABDELAZIZ	2097 /416	12-02-19	Warranty Deed	YES	295,000
46 SHERBURNE RD WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
REID JEFFREY T & JOHNSON MELANIE D	0926 /0335	05-23-02		NO	0
REID DOLORES L EST %REID JEFFREY T, ET AL, CO-EXEC	0778 /0144	11-17-99		NO	0
REID DOLORES	0309 /0146	12-23-77		NO	0
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
TP-13-186	09-06-13	800	No	Permit Issue	100	10-01-13	NEW GAS BOILER LINE
BP04656	10-18-04	5,700	No	Permit Issue	100		Strip 2 layers & reroof

Census/Tract	4922
Dev Map	Dev Lot 12
Date	05/07/2018
Inspector	EQ
Action	DM Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.30	73,500			
13- Res Bldg	1.00	107,630			

Appraised Value

Total Land Value	105,000
Total Building Value	153,758
Total Outbuilding Value	0
Total Market Value	258,758

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.30	0.00	105,000	1.00	0	105,000
Total	0.30					105,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	73,500	73,500	71,800	71,800	71,800
Building	107,630	107,630	113,600	113,600	113,600
Outbuilding	0	0	0	0	0
Total	181,130	181,130	185,400	185,400	185,400

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2013 BRICK VENEER/HEAT TYPE

Unique ID: 176036 **Wethersfield**

Location:	46 SHERBURNE RD	Unit	
911 Address:			
Map/Block/Lot	176 036		

General Description

Building Use	Single Family
Unit	
Overall Condition	Average
Class	C
Stories	2.00
Design (Style)	Colonial
Construction	Wood Frame
Year Built	1961
Percent Complete	100
Finished Area	2,024

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,024
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Natural Gas	
Cooling Type	Central	100 %

Interior

Floors	Hardwood	Carpet
Attic Access	Stairs	
Walls	Drywall	
Fireplaces	1	
Wood Stoves	0	

Exterior

Exterior	Vinyl Siding	Brick Veneer
Roof Cover	Asphalt	
Roof Type	Gable	

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
11	4	1	2	1

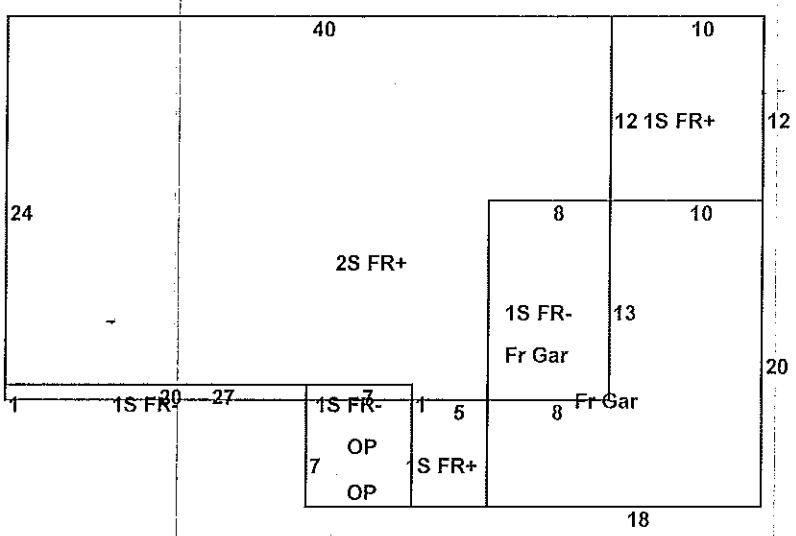
Description	Area/Qty	Value
Base Rate	2,024	170,502
Basement	1,024	15,360
Central Air	2,024	3,036
Fireplace	1	3,000
Full Baths	2	10,000
Half Baths	1	2,500
Value Before Depr.	0	204,398
Depr/Adjust Amount	0	59,275
Final Value (After Depr)	0	145,122

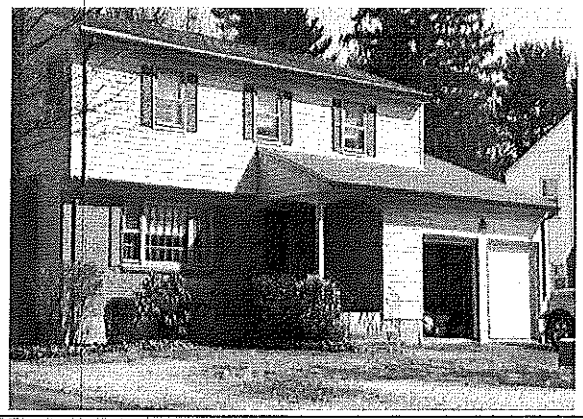
Grade Factor	0	Physical Depreciation %	29
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Frame Garage	1961	Average	104	2,363
Frame Garage	1961	Average	256	5,816
Open Porch	1961	Average	7	57
Open Porch	1961	Average	49	400

Total Building Value 153,758





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID	0680022326	Wethersfield		Card No:	1 of 1

Location:	1310-20 BERLIN TPK	Map/Lot:	068 002 2326	Zone:	SRD	Date Printed:	12-30-19
911 Address:		Exempt		Nbhd:	010-	Last Update:	12-30-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
NUNES ILIDIO	2097 /427	12-02-19	Warranty Deed	YES	62,000
1320 BERLIN TPKE #326 WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
BRINTON LOUISE A & BAHAMONDE ALISSA	1575 /0296	01-28-10		NO	75,000
LLOYD FLORENCE M	0573 /0110	05-26-94		YES	40,000
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit

Census/Tract	4923
Dev Map	Dev Lot 2-32
Date	02/22/2008
Inspector	BD
Action	Measured & List

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
15- Condominium	1.00	45,300			
17-Condo Option	1.00	430			

Appraised Value

Total Land Value	0
Total Building Value	64,713
Total Outbuilding Value	613
Total Market Value	65,326

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
Total	0.00					0

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	0	0	0	0	0
Building	45,300	45,300	41,600	41,600	42,100
Outbuilding	430	430	500	500	0
Total	**45,730**	**45,730**	**42,100**	**42,100**	**42,100**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

BUILDING 2 UNIT 326

UNIQUE ID: 0680022326 Wethersfield

LOCATION:	1310-20 BERLIN TPK 2326
911 ADDRESS:	
MAP/BLOCK/LOT:	068 002 2326

GENERAL DESCRIPTION

Complex Park Ridge
Model Style E 627 sf
Style Condominium

Building Use	Residential
Condition	Average
Class	C
Stories	1.00
Construction	
Year Built	1968
Percent Complete	100

FOUNDATION

Basement Area	0
Basement Finished Area	0
Room Style	
Access	
Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel Type	Oil	
Cooling Type	Central	100 %

INTERIOR

Floors	Carpet
Fireplaces	0
Wood Stoves	0

EXTERIOR

Exterior Walls

SPECIAL FEATURES

DESCRIPTION	AREA	VALUE
Base Rate	627	81,510
Central Air	627	941
Full Baths	1	5,000
Value Before Depr.	0	87,451
Depr/Adjust Amount	0	22,737
Final Value (After Dep	0	64,713

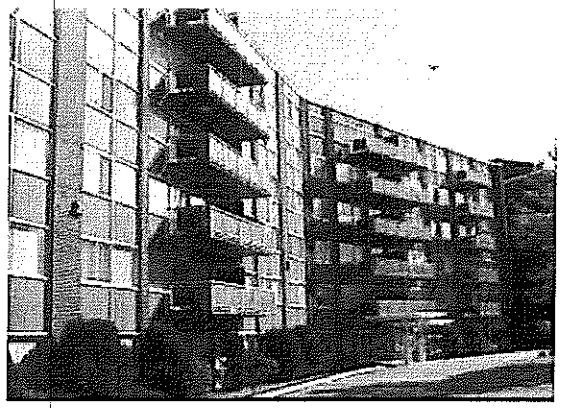
GRADE FACTOR	0
ECONOMIC DEPR %	0
PHYSICAL DEPR %	26
FUNCTIONAL DEPR %	0

ATTACHED OUTBUILDING/COMPONENTS

Description	Area/Qty	Value

Unit Features

Location	
Floor/Unit Location	Interior
Amenities	
Parking Type	
Parking Spaces	0
Parking Distance	0



Description	Year Blt	Area/Qty	Value
Open Porch	1968	72	613

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
627	3	1	1	1	0

Unique ID	2420080010	Wethersfield			Card No:	1 of 1
Location:	193 SPRING ST	Map/Lot:	242 008 0010	Zone:	SRD	Date Printed: 12-30-19
911 Address:		Exempt		Nbhd:	153	Last Update: 12-30-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
KEARNEY KRISTI & AGUILAR JOSE ZUNIGA	2097 /475	12-03-19	Warranty Deed	YES	140,000
193 SPRING ST WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
BOTTARO JEFFREY	1618 /0225	11-01-10		YES	137,500
MASCOLO CAROL	0621 /0017	07-22-96		YES	69,000
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit

		State Item Codes					
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value
Dev Map	Dev Lot 10	15- Condominium	1.00	87,950			
Date	10/04/2008						
Inspector	EG						
Action	Measured & List						

Appraised Value	
Total Land Value	0
Total Building Value	125,639
Total Outbuilding Value	0
Total Market Value	125,639

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
Total	0.00					0

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	0	0	0	0	0
Building	87,950	87,950	93,900	93,900	93,900
Outbuilding	0	0	0	0	0
Total	87,950	87,950	93,900	93,900	93,900

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

RESIDENTIAL FIELDCARD

THIS DOCUMENT WAS PREPARED FOR ASSESSMENT PURPOSES ONLY

REVALUATION DATE: 10/01/2018

UNIQUE ID: 2420080010 Wethersfield

LOCATION:	193 SPRING ST
911 ADDRESS:	
MAP/BLOCK/LOT:	242 008 0010

GENERAL DESCRIPTION

Complex	Morningside VI
Model	Standard
Style	Condominium
Building Use	Residential
Condition	Average
Class	C
Stories	2.00
Construction	
Year Built	1971
Percent Complete	100

FOUNDATION

Basement Area	504
Basement Finished Area	0
Room Style	
Access	
Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Forced Hot Air	100 %
Fuel Type	Natural Gas	
Cooling Type	Central	100 %

INTERIOR

Floors	Carpet
Fireplaces	0
Wood Stoves	0

EXTERIOR

Exterior Walls

SPECIAL FEATURES

DESCRIPTION	AREA	VALUE
Base Rate	1,134	148,554
Basement	504	7,560
Central Air	1,134	1,701
Full Baths	1	5,000
Half Baths	1	2,500
Value Before Depr.	0	165,315
Depr/Adjust Amount	0	39,676
Final Value (After Dep	0	125,639

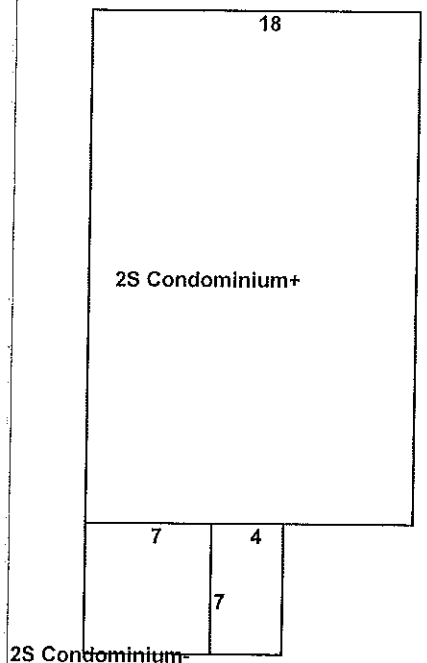
GRADE FACTOR	0
ECONOMIC DEPR %	0
PHYSICAL DEPR %	24
FUNCTIONAL DEPR %	0

ATTACHED OUTBUILDING/COMPONENTS

Description	Area/Qty	Value

Unit Features

Location	
Floor/Unit Location	Interior
Amenities	
Parking Type	
Parking Spaces	0
Parking Distance	0



Description	Year Blt	Area/Qty	Value

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,134	5	2	1	1	1

Unique ID	205054	Wethersfield			Card No:	1 of 1
Location:	81 BELCHER RD	Map/Lot:	205 054	Zone:	SRD	Date Printed: 12-30-19
911 Address:		Exempt		Nbhd:	93	Last Update: 12-30-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
WHITE EDDIE BRADY JR	2097 /496	12-03-19	Warranty Deed	YES	250,000
81 BELCHER RD WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
FLIPSIDE3 INVESTMENTS LLC	2070 /113	01-03-19	Warranty Deed	NO	135,000
HSBC BANK USA NATIONAL ASSOC TRUSTEE 2006 AP1	2050 /65	07-16-18	Foreclosure	NO	0
ABBRUZZESE THOMAS M	1524 /0091	04-29-09		NO	0
ABBRUZZESE THOMAS	1503 /0233	12-12-08		NO	0
ABBRUZZESE THOMAS	1394 /0088	02-23-07		NO	0

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
M-19-0243	09-25-19	5,500	No	Closed	100	10-01-19	Install new Navien Tankless combi unit piped for 2 zones. Replace spli
B-19-0143	04-24-19	5,500	No	Closed	100	06-24-19	CONSTRUCT 10'X20' DECK. NEW LAYER OF ROOFING OVER EXISTING
P-19-0035	02-01-19	2,200	No	Closed	100	04-17-19	INSTALL NEW PLUMBING IN 2-FULL BATHROOMS BOTH W/ 5' TUB. NEW TOILET. NE
E-19-0029	01-30-19	2,000	No	Closed	100	04-17-19	UPGR ELECTRIC IN 2 BATHROOMS & WIRE KITCHEN TO CODE
B-19-0019	01-10-19	27,500	No	Closed	100	04-17-19	INTERIOR RENOVATION TO KITCHEN & DINING ROOMS. 2 BATHROOM RENOVATIONS.
BP-0415	09-10-09	6,500	No	Permit Issue	100		Remove 1 layer & replace roof

Census/Tract	4922
Dev Map	Dev Lot 6
Date	10/09/2019
Inspector	
Action	LISTING REVIEW

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.18	65,100			
13- Res Bldg	1.00	113,110			
14- Res Outbldg	1.00	5,100			

Appraised Value

Total Land Value	93,000
Total Building Value	161,588
Total Outbuilding Value	7,286
Total Market Value	261,874

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.18	0.00	93,000	1.00	0	93,000
Total	0.18					93,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	65,100	65,100	62,000	62,000	62,000
Building	113,110	75,750	99,000	99,000	101,300
Outbuilding	5,100	5,100	2,300	2,300	0
Total	**183,310**	**145,950**	**163,300**	**163,300**	**163,300**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2019GL-DECK, REMOD, 4 BEDROOM, 2 FULL BATHS
FULL REAR DORMER
2009 REROOF

Unique ID: 205054 **Wethersfield**

Location:	81 BELCHER RD	Unit	
911 Address:			
Map/Block/Lot	205 054		

General Description

Building Use	Single Family
Unit	
Overall Condition	Very Good
Class	C
Stories	1.65
Design (Style)	Cape
Construction	Wood Frame
Year Built	1950
Percent Complete	100
Finished Area	1,770

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,073
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Natural Gas	
Cooling Type	None	0 %

Interior

Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior

Exterior	Alum/Vinyl	Brick Veneer
Roof Cover	Asphalt	
Roof Type	Gable	

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
7	4	1	2	0

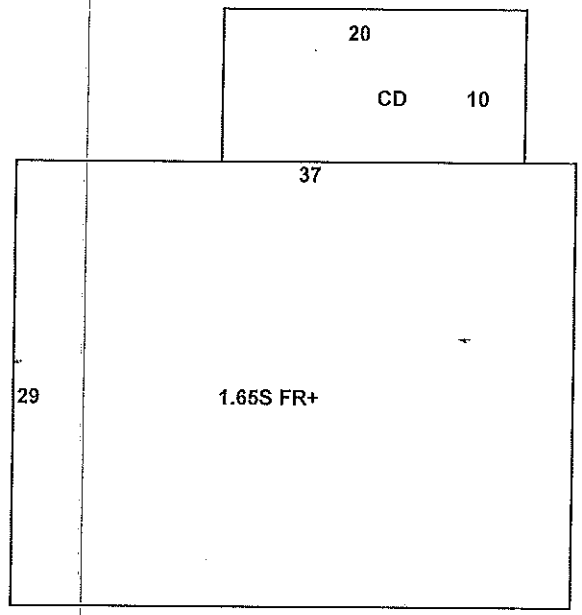
Description	Area/Qty	Value
Base Rate	1,770	145,441
Basement	1,073	16,095
Fireplace	1	3,000
Full Baths	2	10,000
Value Before Depr.	0	174,536
Depr/Adjust Amount	0	15,708
Final Value (After Depr)	0	158,828

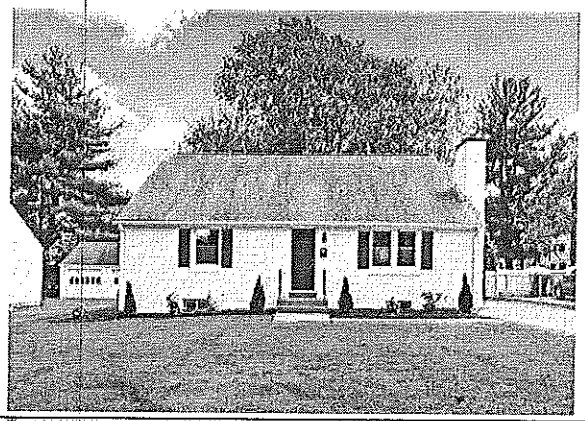
Grade Factor	0	Physical Depreciation %	9
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Composite Deck	1950	Average	200	2,760

Total Building Value 161,588





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value
Masonry Garage	1950	Average	264	7,286

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID	205067	Wethersfield		Card No:	1 of 1
Location:	484 WOLCOTT HILL RD	Map/Lot:	205 067	Zone:	A
911 Address:		Exempt		Nbhd:	93

Date Printed:	12-30-19
Last Update:	12-30-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
AUGUSTI JENNIFER	2097 /540	12-04-19	Warranty Deed	YES	335,000
484 WOLCOTT HILL RD WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
IAFRATE ANTHONY	2017 /0129	10-30-17		YES	325,000
GARDEN CHARLES V	1882 /0165	04-21-15		NO	0
GARDON CHARLES V & PAMELA ANN	1165 /0062	05-25-04		YES	289,900
DROLET HARRY J ESTATE C/O DROLET THOMAS J	1111 /0003	10-29-03		NO	0
DROLET HARRY J	0296 /0043	05-05-75		NO	0

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
B-18-130	04-10-18	500	No	Permit Issue	100	06-25-18	DEMOLISH ABOVE GROUND POOL & DECK
B-13-354	07-01-13	4,215	No	Permit Issue	100	10-01-13	CONSTRUCT A POOL DECK. SIZE VARIES
B-13-121	04-09-13	2,700	No	Permit Issue	100	10-01-13	INSTALL & ASSEMBLE 15'x30' ABOVE GROUND POOL
E-13-91	04-09-13	200	No	Permit Issue	100	10-01-13	ELECTRICAL FOR POOL AND CONVENIENCE OUTLETS
BP-0175	06-13-08	2,000	No	Permit Issue	100		8x8 Storage Structure
BP04397	06-30-04	3,000	No	Permit Issue	100		Strip & reroof

Census/Tract	4922
Dev Map	Dev Lot 6
Date	11/01/2019
Inspector	
Action	LISTING REVIEW

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.30	65,100			
13- Res Bldg	1.00	153,930			
14- Res Outbldg	3.00	9,850			

Appraised Value

Total Land Value	93,000
Total Building Value	219,895
Total Outbuilding Value	14,071
Total Market Value	326,966

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.30	0.00	93,000	1.00	0	93,000
Total	0.30					93,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	65,100	65,100	62,500	62,500	62,500
Building	153,930	153,720	114,400	114,400	121,800
Outbuilding	9,850	9,850	7,400	7,400	0
Total	**228,880**	**228,670**	**184,300**	**184,300**	**184,300**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2018GL-FULL REMODEL IN 2013, 2 FULL BATHS; 2019GL;AG POOL STILL THERE, 2 EXTRA FIXTURES
2013 PAT1/WDK

Unique ID: 205067 **Wethersfield**

Location:	484 WOLCOTT HILL RD	Unit	
911 Address:			
Map/Block/Lot	205 067		

General Description

Building Use	Single Family
Unit	
Overall Condition	Excellent
Class	C+
Stories	2.40
Design (Style)	Colonial
Construction	Wood Frame
Year Built	1930
Percent Complete	100
Finished Area	1,984

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	992
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Natural Gas	
Cooling Type	None	0 %

Interior

Floors	Hardwood
Attic Access	Stairs
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Clapboards	Wood Shingle
Roof Cover	Asphalt	
Roof Type	HIP	

Special Features

Extra Fixtures	2

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
8	3	1	2	1

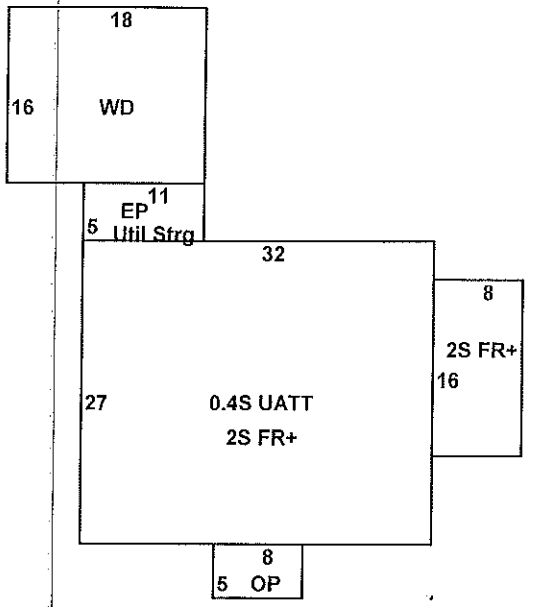
Description	Area/Qty	Value
Base Rate	1,984	178,739
Basement	992	15,624
Extra Fixtures	2	630
Fireplace	1	3,150
Full Baths	2	10,500
Half Baths	1	2,625
Value Before Depr.	0	211,268
Depr/Adjust Amount	0	10,563
Final Value (After Depr)	0	200,704

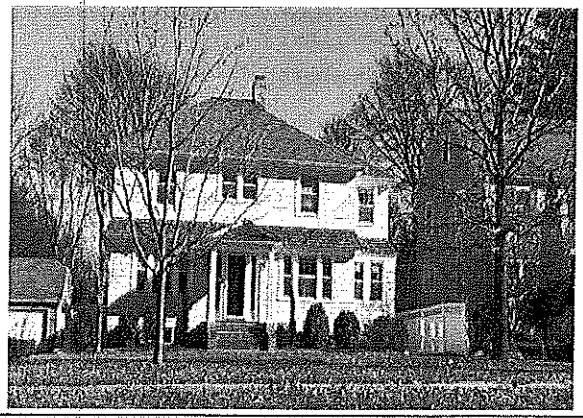
Grade Factor	0	Physical Depreciation %	5
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Unfinished Attic	1930	Excellent	346	12,080
Wood Deck	1930	Excellent	288	4,884
Enclosed Porch	1930	Excellent	55	988
Open Porch	1930	Excellent	40	459
Utility Storage	1930	Excellent	55	780

Total Building Value 219,895





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value
Frame Garage	1940	Good	400	9,216
Det Masonry Patio	2013	Average	192	2,794
Frame Shed	2008	Average	184	2,061

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID	128043	Wethersfield		Card No:	1		
Location:	38 MIDWELL RD	Map/Lot:	128 043	Zone:	A	Date Printed:	12-30-19
911 Address:	-	Exempt		Nbhd:	105	Last Update:	12-30-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
AGUIAR MARCO & AGUIAR STACY WINKLER	2097 /686	12-09-19	Warranty Deed	YES	345,000
38 MIDWELL RD WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
CARBO NICHOLAS	1783 /0257	05-13-13		NO	294,900
MCLEAN GLORIA P	1335 /0038	05-19-06		NO	0
MCLEAN GEORGE A & GLORIA P	0365 /0501	03-27-86		NO	141,000
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
E-18-125	05-22-18	1,400	No	Closed	100	06-22-18	WIRE ABOVE GROUND POOL
B-18-159	04-30-18	4,500	No	Closed	100	06-22-18	INSTALL 27' ABOVE GROUND POOL KIT. 52" HIGH
P-15-71	04-16-15	1,052	No	Permit Issue	100	10-01-15	REPLACEMENT WATER HEATER
E-12-142	05-14-12	700	No	Permit Issue	100	10-01-12	WIRING FOR CENTRAL A/C
E-12-124	04-23-12	500	No	Permit Issue	100	10-01-12	PANEL UPGR TO 24 CIRCUIT WITH ARC FAULT FOR BEDROOMS
M-12-48	04-13-12	9,204	No	Permit Issue	100	10-01-12	INSTALL CENTRAL A/C SYSTEM

Census/Tract	4925
Dev Map	Dev Lot 21
Date	11/04/2019 12/17/2008
Inspector	
Action	LISTING.REVIEW Hearing-Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.32	74,240			
13- Res Bldg	1.00	157,740			
14- Res Outbldg	1.00	470			

Appraised Value

Total Land Value	106,050
Total Building Value	225,351
Total Outbuilding Value	672
Total Market Value	332,073

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.32	0.00	105,000	1.01	0	106,050
Total	0.32					106,050

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	74,240	74,230	72,300	72,300	72,300
Building	157,740	116,620	104,400	104,400	104,400
Outbuilding	470	0	0	0	0
Total	**232,450**	**190,850**	**176,700**	**176,700**	**176,700**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2019GL-REMODELED, FBA, 3.5 BATHS, SHED, LISTING
2018GL-ABOVE GROUND POOL
2012 C/A

Unique ID: 128043 **Wethersfield**

Location:	38 MIDWELL RD	Unit	
911 Address:			
Map/Block/Lot	128 043		

General Description

Building Use	Single Family
Unit	
Overall Condition	Very Good
Class	C
Stories	2.00
Design (Style)	Colonial
Construction	Wood Frame
Year Built	1969
Percent Complete	100
Finished Area	1,867

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,060
Basement Finish	750
Bsmt Room Style	Good
Basement Walls	
Outside Entry	Walkout
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Natural Gas	
Cooling Type	Central	100 %

Interior

Floors	Hardwood	Carpet
Attic Access		
Walls	Drywall	
Fireplaces	1	
Wood Stoves	0	

Exterior

Exterior	Vinyl Siding	Brick Veneer
Roof Cover	Asphalt	
Roof Type	Gable	

Special Features

Generator	1

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
7	3	1	3	1

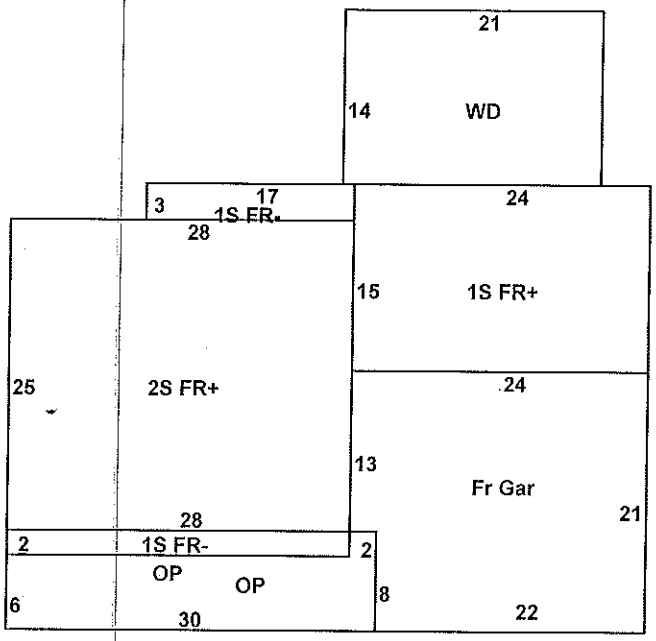
Description	Area/Qty	Value
Base Rate	1,867	164,557
Basement	1,060	15,900
Central Air	1,867	2,801
Fireplace	1	3,000
Full Baths	3	15,000
Good Quality Basement Finis	750	15,000
Half Baths	1	2,500
Value Before Depr.	0	218,758
Depr/Adjust Amount	0	10,938
Final Value (After Depr)	0	207,820

Grade Factor	0	Physical Depreciation %	5
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1969	Average	294	3,749
Frame Garage	1969	Average	488	11,712
Open Porch	1969	Average	56	483
Open Porch	1969	Average	184	1,587

Total Building Value 225,351



Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	1969	Average	96	672

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID	225054	Wethersfield		Card No:	1
Location:	745 SILAS DEANE HWY	Map/Lot:	225 054	Zone:	B
911 Address:		Exempt		Nbhd:	68

Date Printed:	12-30-19
Last Update:	12-30-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
DENNY ALICE A	2097 /708	12-09-19	Warranty Deed	YES	166,500
745 SILAS DEANE HWY WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
RAPAPORT JOAN P	1592 /0241	05-27-10		YES	172,500
ASHRAF SYED REHAN	1554 /0259	09-25-09		NO	86,100
HSBC BANK USA	1553 /0307	09-22-09		NO	0
REDDA HISGIAS	1360 /0242	09-13-06		YES	173,000
SOUTH STREET GROUP LLC	1315 /0198	02-17-06		YES	138,000

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
M-19-0365	12-13-19	2,560	Yes	Imported Rec	0	01-01-01	Replace fuel oil tank .
E-13-248	07-08-13	700	No	Permit Issue	100	10-01-13	REPL ELECTRICAL PANEL DUE TO WATER DAMAGE
M-13-61	04-12-13	5,900	No	Permit Issue	100	10-01-13	REPL EXISTING STEAM HEATING BOILER
TP-11-145	07-26-11	1,000	No	Permit Issue	100		REPL EXISTING BACKWATER VALVE & INSTALL CHECK VALVE ON SET TUB
B-10-477	11-26-10	5,000	No	Permit Issue	100		Install a 12' x 20' prefab Klotter Farms 1 car detached garage
BP-0793	11-12-09	3,900	No	Permit Issue	100		Remove 1 layer & reroof

Census/Tract	4922
Dev Map	Dev Lot 53
Date	05/19/2018
Inspector	EQ
Action	DM Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.18	47,600			
13- Res Bldg	1.00	64,170			
14- Res Outbldg	2.00	6,550			

Appraised Value

Total Land Value	68,000
Total Building Value	91,678
Total Outbuilding Value	9,352
Total Market Value	169,030

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.18	0.00	68,000	1.00	0	68,000
Total	0.18					68,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	47,600	47,600	46,200	46,200	46,200
Building	64,170	64,170	58,500	58,500	61,500
Outbuilding	6,550	6,550	3,700	3,700	0
Total	**118,320**	**118,320**	**108,400**	**108,400**	**107,700**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2018sump pump,fpl,fbm.fgr with loft per mls
24' REAR DORMER
ECON-LOCATION
SHD MT= NV 8/08
2016GL-PATIO, PICTOMETRY
2013 SHD2 TO FGR2/REM FBM/SHD1/BSM=REC R

Unique ID: 225054 **Wethersfield**

Location:	745 SILAS DEANE HWY	Unit	
911 Address:			
Map/Block/Lot	225 054		

General Description

Building Use	Single Family
Unit	
Overall Condition	Average
Class	C
Stories	1.65
Design (Style)	Cape
Construction	Wood Frame
Year Built	1940
Percent Complete	100
Finished Area	1,188

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	720
Basement Finish	300
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	YES

HVAC

Heating Type	Steam	100 %
Fuel	Oil	
Cooling Type	None	0 %

Interior

Floors	Hardwood	Tile
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior

Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Extra Fixtures	1

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
6	3	1	2	0

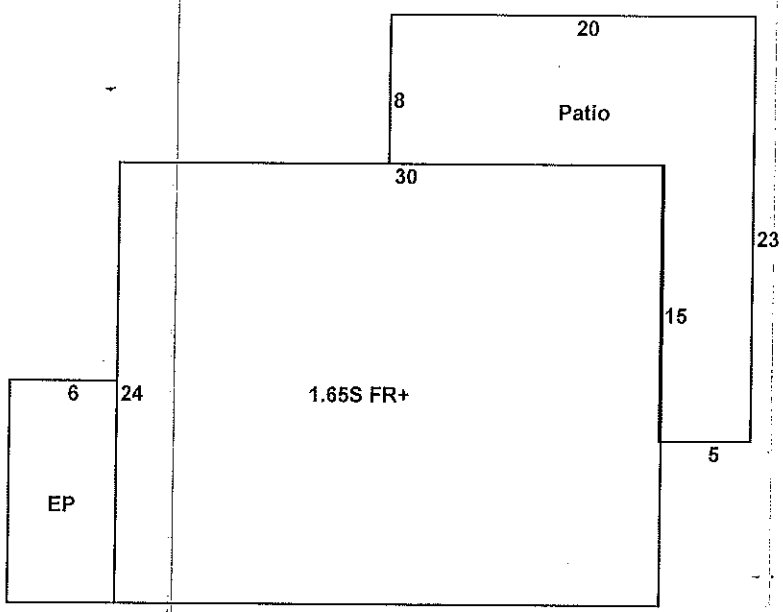
Description	Area/Qty	Value
Base Rate	1,188	103,534
Average Quality Basement Fi	300	4,500
Basement	720	10,800
Extra Fixtures	1	300
Fireplace	1	3,000
Full Baths	2	10,000
Value Before Depr.	0	132,134
Depr/Adjust Amount	0	43,604
Final Value (After Depr)	0	88,530

Grade Factor	0	Physical Depreciation %	33
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Patio	2011	Average	235	2,280
Enclosed Porch	1940	Average	72	868

Total Building Value 91,678



Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value
Detached Garage with L	2011	Average	240	8,755
Frame Shed	2013	Average	49	597

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID	246063	Wethersfield		Card No:	1
Location:	9 CENTER ST	Map/Lot:	246 063	Zone:	VB
911 Address:		Exempt		Nbhd:	C15

Date Printed:	12-30-19
Last Update:	12-30-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
CLARK JAMES	2097 /773	12-11-19	Warranty Deed	YES	95,000
9 CENTER ST WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
INGHILTERRA STEVEN	2063 /187	11-07-18	Quit Claim	NO	0
INGHILTERRA STEVEN	/	05-29-18	Warranty Deed	YES	180,000
FORD CHARLES F BARBARA A	/	04-02-76		NO	55,000
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit

Census/Tract	4921
Dev Map	Dev Lot
Date	
Inspector	
Action	

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
21- Comm Land	0.15	94,500			

Appraised Value

Total Land Value	135,000
Total Building Value	0
Total Outbuilding Value	0
Total Market Value	135,000

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
Primary Site	0.15	0.00	135,000	1.00	0	135,000
Total	0.15					135,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current				
Land	94,500				
Building	0				
Outbuilding	0				
Total	94,500				

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2019GL-NEW LOT, SPLIT FROM 147 MAIN, PER MAP 2898 FILED OCT 26, 2018

Unique ID: 246063 **Wethersfield**

Location: 9 CENTER ST **Unit**

Use	Class	Quality	Stry	WH	Area	BG	Units

Commercial Building Description	Description	Area/Qty	Value
Building Use			
Class			
Overall Condition			
Construction Quality			
Stories			
Year Built			
Remodel			
Percent Complete			
GLA			
Basement			
Basement Area			
Basement Unfinished Area			
HVAC			
Heating Type			
Fuel Type			
Cooling Type %			
Interior			
Floors			
Walls			
Wall Height			
Exterior			
Exterior Walls			
Roof Cover			
Special Features			

Grade Factor	Physical Depreciation %
Functional Depreciation %	Economical Depreciation %

Attached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value

Detached Component Computations

Type	Year	Condition	Area/Qty	Value

Type	Year	Condition	Area/Qty	Value

Total Building Value

Building Value

Valuation M[illegible]d

Unique ID	058010	Wethersfield		Card No:	1 of 1
Location:	35 GOOSEBERRY HL	Map/Lot:	058 010	Zone:	A1
911 Address:		Exempt		Nbhd:	118

Date Printed:	12-30-19
Last Update:	12-30-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
GUO TIAN LU & YE HUIYING	2097 /777	12-11-19		YES	298,000
35 GOOSEBERRY HL WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
MERMEGAS MARIA & ANASTASIOS P & SKEADAS GEORGIA	1531 /0239	06-02-09		NO	0
MERMEGAS MARIA & ANASTASIOS P	0657 /0196	06-26-97		NO	0
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit

Census/Tract	4925
Dev Map	Dev Lot 14
Date	05/23/2018
Inspector	EQ
Action	DM Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.38	83,430			
13- Res Bldg	1.00	125,990			

Appraised Value

Total Land Value	119,180
Total Building Value	179,985
Total Outbuilding Value	0
Total Market Value	299,165

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.38	0.00	118,000	1.01	0	119,180
Total	0.38					119,180

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	83,430	83,430	79,000	79,000	79,000
Building	125,990	125,990	120,500	120,500	120,500
Outbuilding	0	0	0	0	0
Total	209,420	209,420	199,500	199,500	199,500

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

Unique ID: 058010 **Wethersfield**

Location:	35 GOOSEBERRY HL	Unit	
911 Address:			
Map/Block/Lot	058 010		

General Description

Building Use	Single Family
Unit	
Overall Condition	Avg/Good
Class	C
Stories	2.00
Design (Style)	Colonial
Construction	Wood Frame
Year Built	1974
Percent Complete	100
Finished Area	1,850

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	960
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	0
Sump Pump	YES

HVAC

Heating Type	Hot Water	100 %
Fuel	Natural-Gas	
Cooling Type	None	0 %

Interior

Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
8	4	1	2	1

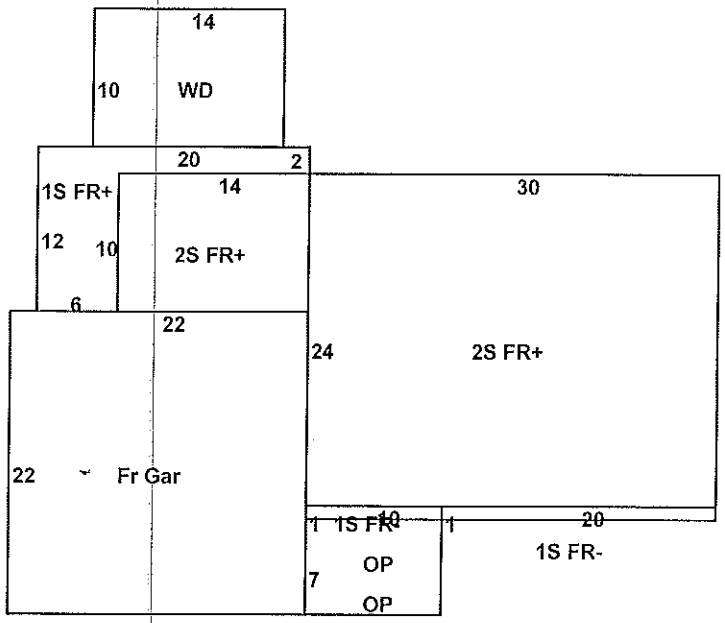
Description	Area/Qty	Value
Base Rate	1,850	163,059
Basement	960	14,400
Fireplace	1	3,000
Full Baths	2	10,000
Half Baths	1	2,500
Value Before Depr.	0	192,959
Depr/Adjust Amount	0	28,944
Final Value (After Depr)	0	164,015

Grade Factor	0	Physical Depreciation %	15
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1974	Average/Good	140	2,023
Frame Garage	1974	Average/Good	484	13,165
Open Porch	1974	Average/Good	70	684
Open Porch	1974	Average/Good	10	98

Total Building Value 179,985



Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID	179044	Wethersfield			Card No:	1
Location:	50 BUNCE RD	Map/Lot:	179 044	Zone:	B	Date Printed: 12-30-19
911 Address:		Exempt		Nbhd:	93	Last Update: 12-30-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
TERRY BRENTON & JAYNA	2097 /798	12-11-19	Warranty Deed	YES	290,000
50 BUNCE RD WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
AGUIAR MARCO & STACY	1591 /0273	05-24-10		YES	270,000
DAIGLE GORDON A & KAREN M	0787 /0333	02-24-00		NO	0
DAIGLE GORDON A & GOLEC KAREN M	0752 /0125	05-12-99		YES	162,000
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
EP-0048	03-30-10	2,100	No	Permit Issue	100		Service upgrade from 60 to 200 amps
BP04421	07-20-04	3,000	No	Permit Issue	100		22X20 deck
BP03489	09-02-03	2,600	No	Permit Issue	100		Vinyl siding
BP03295	06-13-03	3,000	No	Permit Issue	100		Strip & reroof

Census/Tract	4922
Dev Map	Dev Lot 13
Date	11/01/2019
Inspector	
Action	LISTING REVIEW

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.25	65,100			
13- Res Bldg	1.00	134,150			
14- Res Outbldg	1.00	490			

Appraised Value

Total Land Value	93,000
Total Building Value	191,645
Total Outbuilding Value	700
Total Market Value	285,345

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.25	0.00	93,000	1.00	0	93,000
Total	0.25					93,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	65,100	65,100	63,800	63,800	63,800
Building	134,150	104,410	102,100	102,100	102,800
Outbuilding	490	490	700	700	0
Total	**199,740**	**170,000**	**166,600**	**166,600**	**166,600**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2019GL-INTERIOR REMOD, ADD OP, CANOPY, LISTING

Unique ID: 179044 **Wethersfield**

Location:	50 BUNCE RD	Unit	
911 Address:			
Map/Block/Lot	179 044		

General Description

Building Use	Single Family
Unit	
Overall Condition	Very Good
Class	C
Stories	2.00
Design (Style)	Colonial
Construction	Wood Frame
Year Built	1949
Percent Complete	100
Finished Area	1,844

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,076
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Forced Hot Air	100 %
Fuel	Natural Gas	
Cooling Type	None	0 %

Interior

Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
7	3	1	1	1

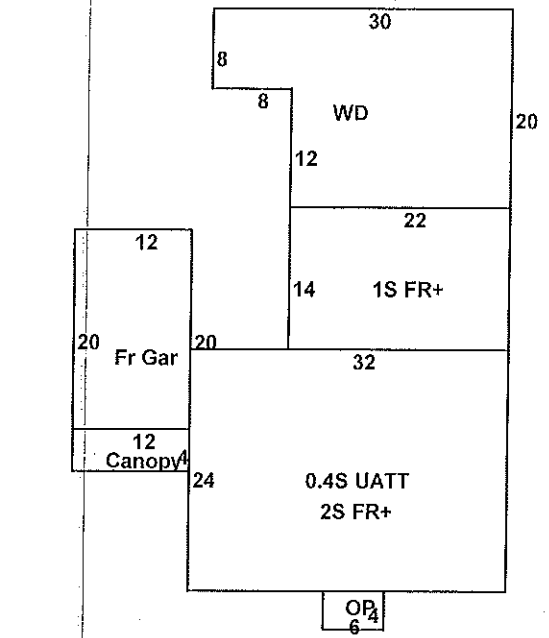
Description	Area/Qty	Value
Base Rate	1,844	162,530
Basement	1,076	16,140
Fireplace	1	3,000
Full Baths	1	5,000
Half Baths	1	2,500
Value Before Depr.	0	189,170
Depr/Adjust Amount	0	17,025
Final Value (After Depr)	0	172,145

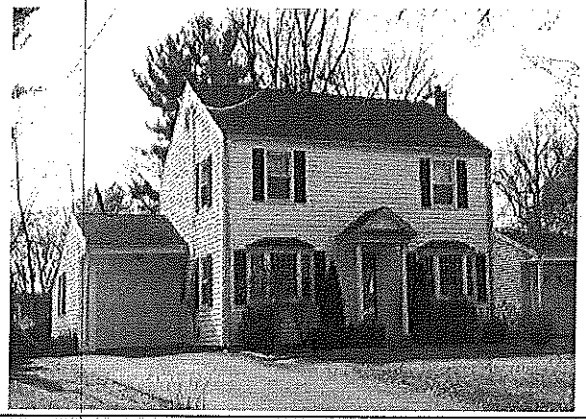
Grade Factor	0	Physical Depreciation %	9
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Unfinished Attic	1949	Average	307	7,414
Canopy	1949	Average	48	621
Wood Deck	1949	Average	504	5,912
Frame Garage	1949	Average	240	5,290
Open Porch	1949	Very Good	24	251

Total Building Value 191,645





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	1980	Average	100	700

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID	180032	Wethersfield	Card No: 1

Location:	276 PROSPECT ST	Map/Lot:	180 032	Zone:	A	Date Printed:	12-30-19
911 Address:		Exempt		Nbhd:	90	Last Update:	12-30-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
URSO MAUREEN F	2097 /857	12-12-19	Warranty Deed	YES	226,000
276 PROSPECT ST WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
AGLIECO-GULIOSO MARILENA K	1057 /0217	07-02-03		NO	0
AGLIECO MARILENA K	0756 /0154	06-11-99		NO	0
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
M-12-28	03-21-12	9,000	No	Permit Issue	100	10-01-12	REMOVE OIL-FIRED BOILER & REPL W/ GAS-FIRED
P-10-23	07-26-10	500	No	Permit Issue	100	10-01-10	Install gas line for stove
MP-0048	05-14-09	6,000	No	Permit Issue	100		Install central a/c & new duct work
EP05287	09-23-05	1,000	No	Permit Issue	100		Wire addn
PP05106	08-23-05	5,000	No	Permit Issue	100		Plumb addn,bthrm,wtr htr
BP04841	12-20-04	45,000	No	Permit Issue	100	10-01-06	12X28 addn (shell, only)

Census/Tract	4926
Dev Map	Dev Lot 55
Date	05/16/2018
Inspector	EQ
Action	DM Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.28	62,990			
13- Res Bldg	1.00	83,620			
14- Res Outbldg	1.00	450			

Appraised Value

Total Land Value	90,000
Total Building Value	119,452
Total Outbuilding Value	638
Total Market Value	210,090

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.28	0.00	90,000	1.00	0	90,000
Total	0.28					90,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	62,990	62,990	60,800	60,800	60,800
Building	83,620	83,620	89,400	89,400	89,800
Outbuilding	450	450	400	400	0
Total	147,060	147,060	150,600	150,600	150,600

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2019GL-VINYL SIDING PER AGENT
2012 HEAT TYPE
2009 C/A

Unique ID: 180032 **Wethersfield**

Location:	276 PROSPECT ST	**Unit**	
911 Address:			
Map/Block/Lot	180 032		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C
Stories	1.00
Design (Style)	Ranch
Construction	Wood Frame
Year Built	1954
Percent Complete	100
Finished Area	1,516

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,000
Basement Finish	400
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Natural Gas	
Cooling Type	Central	100 %

Interior

Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Gas FP	1

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
6	3	1	2	0

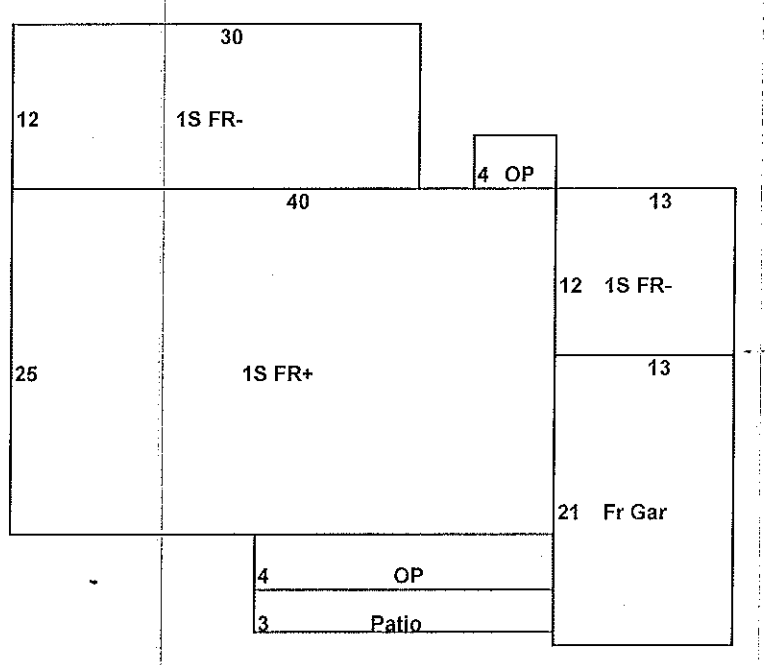
Description	Area/Qty	Value
Base Rate	1,516	108,242
Average Quality Basement Fi	400	6,000
Basement	1,000	15,000
Central Air	1,516	2,274
Fireplace	1	3,000
Full Baths	2	10,000
Value Before Depr.	0	144,516
Depr/Adjust Amount	0	33,239
Final Value (After Depr)	0	111,278

Grade Factor	0	Physical Depreciation %	23
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Frame Garage	1954	Good	273	6,727
Patio	1954	Good	66	455
Open Porch	1954	Good	88	779
Open Porch	1954	Good	24	213

Total Building Value 119,452



Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	2008	Fair	80	638

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID	036005007C	Wethersfield		Card No:	1 of 1
Location:	7C BARRINGTON DR	Map/Lot:	036 005 007C	Zone:	SRD
911 Address:		Exempt		Nbhd:	

Date Printed:	12-30-19
Last Update:	12-30-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
KUMAR BIPUL & DOGRA AARTI	2097 /939	12-13-19	Warranty Deed	YES	193,400
7C BARRINGTON DR WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
MCDANIEL LISA T	0791 /0128	03-31-00		YES	130,000
FUSCO CARLO & CYNTHIA D	0378 /0049	11-28-83		NO	77,000
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
M-19-0346	12-04-19	3,100	Yes	Imported Rec	0	01-01-01	Install a gas furnace.
TE-11-57	04-04-11	800	No	Permit Issue	100		REWIRE FRONT LIGHTS TO GARAGE FOR UNITS 7A-7E
BP01360	06-27-01	1,200	No	Permit Issue	100		Strip & reroof

Census/Tract	4925
Dev Map	Dev Lot
Date	05/23/2018
Inspector	EQ
Action	DM No Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
15- Condominium	1.00	123,610			

Appraised Value

Total Land Value	0
Total Building Value	176,588
Total Outbuilding Value	0
Total Market Value	176,588

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
Total	0.00					0

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	0	0	0	0	0
Building	123,610	123,610	123,400	123,400	123,400
Outbuilding	0	0	0	0	0
Total	123,610	123,610	123,400	123,400	123,400

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

UNIQUE ID: 036005007C

Wethersfield

LOCATION:	7C BARRINGTON DR
911 ADDRESS:	
MAP/BLOCK/LOT:	036 005 007C

GENERAL DESCRIPTION

Complex Brandywine Vlg
Model Townhouse B
Style Condominium

Building Use	Residential
Condition	Average
Class	C
Stories	2.00
Construction	
Year Built	1983
Percent Complete	100

FOUNDATION

Basement Area	0
Basement Finished Area	0
Room Style	
Access	
Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Forced Hot Air	100 %
Fuel Type	Natural Gas	
Cooling Type	Central	100 %

INTERIOR

Floors	Carpet
Fireplaces	1
Wood Stoves	0

EXTERIOR

Exterior Walls

SPECIAL FEATURES

DESCRIPTION	AREA	VALUE
Base Rate	1,540	200,200
Central Air	1,540	2,310
Fireplace	1	3,000
Full Baths	2	10,000
Half Baths	1	2,500
Value Before Depr.	0	218,010
Depr/Adjust Amount	0	41,422
Final Value (After Dep	0	176,588

GRADE FACTOR	0
ECONOMIC DEPR %	0
PHYSICAL DEPR %	19
FUNCTIONAL DEPR %	0

ATTACHED OUTBUILDING/COMPONENTS

Description	Area/Qty	Value

Unit Features

Location	
Floor/Unit Location	Interior
Amenities	
Parking Type	
Parking Spaces	0
Parking Distance	0

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,540	5	2	1	2	1

20

12 1S Condominium-

20

32 2S Condominium-

Description	Year Blt	Area/Qty	Value

Unique ID	188029	Wethersfield		Card No:	1
Location:	100 SPRINGDALE RD	Map/Lot:	188 029	Zone:	A1
911 Address:		Exempt		Nbhd:	118

Date Printed:	12-30-19
Last Update:	12-30-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
HU JOANN	2097 /976	12-13-19	Warranty Deed	YES	320,000
100 SPRINGDALE RD WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
GORDON JEFFREY M & ELISE L	0322 /1091	10-16-80		NO	83,500
	/				
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
M-18-131	06-22-18	7,000	No	Closed	100	07-16-18	REPL BOILER
TE-11-277	09-01-11	2,100	No	Permit Issue	100		UPGR SVC TO 200 AMPS
TP-11-141	07-20-11	2,600	No	Permit Issue	100		PLUMBING FOR REMODELED BATHROOM UPSTAIRS & BATHROOM DOWNSTAIRS
TP-11-120	06-15-11	2,500	No	Permit Issue	100		MASTER BATH RENO
TE-11-153	06-03-11	3,500	No	Permit Issue	100		REWIRE 3 BATHS & UPG TO 200 AMPS
TB-11-224	05-31-11	11,300	No	Permit Issue	100		BATHROOM REMODEL

Census/Tract	4926
Dev Map	Dev Lot 81
Date	11/01/2019
Inspector	
Action	LISTING REVIEW

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.37	82,600			
13- Res Bldg	1.00	124,760			

Appraised Value

Total Land Value	118,000
Total Building Value	178,235
Total Outbuilding Value	0
Total Market Value	296,235

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.37	0.00	118,000	1.00	0	118,000
Total	0.37					118,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	82,600	82,600	80,900	80,900	80,900
Building	124,760	103,220	104,900	104,900	104,900
Outbuilding	0	0	0	0	0
Total	**207,360**	**185,820**	**185,800**	**185,800**	**185,800**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2019GL-CONDITION, CHG SKETCH, LISTING
2011 DEP CODE GAS FP INSERT

Unique ID: 188029 **Wethersfield**

Location:	100 SPRINGDALE RD	Unit	
911 Address:			
Map/Block/Lot	188 029		

General Description

Building Use	Single Family
Unit	
Overall Condition	Very Good/Ex
Class	C+
Stories	1.00
Design (Style)	Split Level
Construction	Wood Frame
Year Built	1964
Percent Complete	100

Finished Area	1,969

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	625
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	YES

HVAC

Heating Type	Hot Water	100 %
Fuel	Natural Gas	
Cooling Type	None	0 %

Interior

Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
8	3	1	2	1

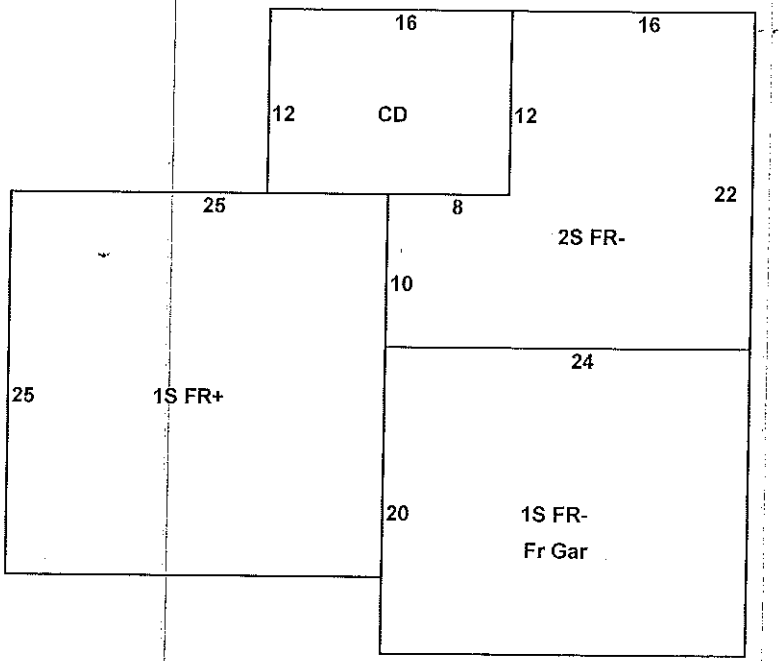
Description	Area/Qty	Value
Base Rate	1,969	140,587
Basement	625	9,844
Fireplace	1	3,150
Full Baths	2	10,500
Half Baths	1	2,625
Value Before Depr.	0	166,705
Depr/Adjust Amount	0	5,001
Final Value (After Depr)	0	161,704

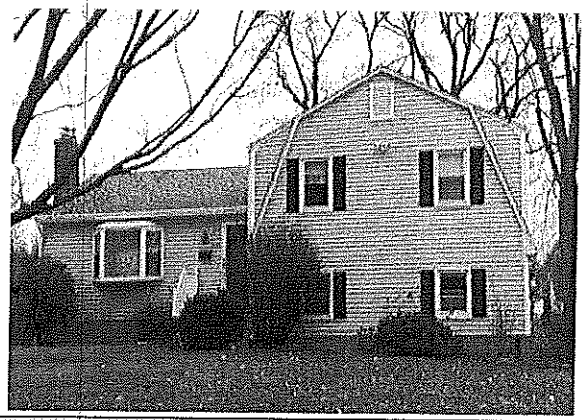
Grade Factor	0	Physical Depreciation %	3
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Composite Deck	1964	Good	192	3,306
Frame Garage	1964	Good	480	13,225

Total Building Value 178,235





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID	031001	Wethersfield	Card No:	1 of 1

Location:	60 GOFF RD	Map/Lot:	031 001	Zone:	A	Date Printed:	12-30-19
911 Address:		Exempt		Nbhd:	93	Last Update:	12-30-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
4 LINES PROPERTIES LLC	2097 /1020	12-16-19	Warranty Deed	YES	135,000
31 MADISON AVE HARTFORD , CT 06106					
Additional Owners:					
Prior Owner History					
BUTLER PAULA T & TATRO BARBARA A	2095 /841	10-22-19	Cert of Devise	NO	0
TATRO EILEEN M EST	2093 /514	08-29-19	Probate	NO	0
TATRO EILEEN M EST	2077 /100	03-22-19	Probate	NO	0
TATRO EILEEN M	1364 /0324	09-29-06		NO	0
TATRO CHARLES J & EILEEN M	0262 /0575	11-25-68		NO	0

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
PP000211	09-14-00	295	No	Permit Issue	100		HW htr
BP000543	07-11-00	4,668	No	Permit Issue	100		Strip & reroof

Census/Tract	4924
Dev Map	Dev Lot 159
Date	03/17/2008
Inspector	PH
Action	Measured & List

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.26	65,100			
13- Res Bldg	1.00	51,910			

Appraised Value

Total Land Value	93,000
Total Building Value	74,155
Total Outbuilding Value	0
Total Market Value	167,155

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.26	0.00	93,000	1.00	0	93,000
Total	0.26					93,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	65,100	65,100	60,600	60,600	60,600
Building	51,910	51,910	55,700	55,700	55,700
Outbuilding	0	0	0	0	0
Total	117,010	117,010	116,300	116,300	116,300

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

SCUTTLE ATTIC ACCESS
INTERIOR DATED - MAINTAINED

Unique ID: 031001 **Wethersfield**

Location:	60 GOFF RD	Unit	
911 Address:			
Map/Block/Lot	031 001		

General Description

Building Use	Single Family
Unit	
Overall Condition	Average
Class	C
Stories	1.00
Design (Style)	Ranch
Construction	Wood Frame
Year Built	1956
Percent Complete	100
Finished Area	912

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	912
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Forced Hot Air	100 %
Fuel	Natural Gas	
Cooling Type	None	0 %

Interior

Floors	Carpet
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
5	3	1	1	0

Description	Area/Qty	Value
Base Rate	912	75,039
Basement	912	13,680
Fireplace	1	3,000
Full Baths	1	5,000
Value Before Depr.	0	96,719
Depr/Adjust Amount	0	29,016
Final Value (After Depr)	0	67,704

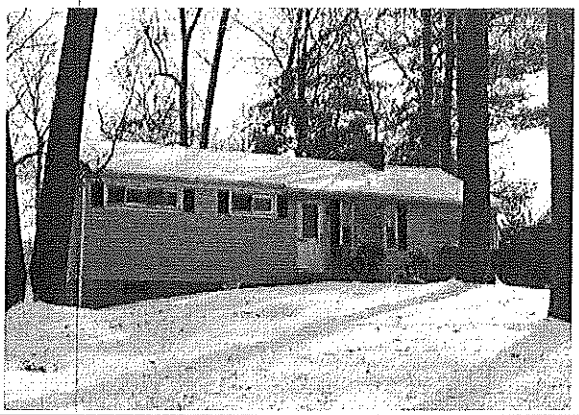
Grade Factor	0	Physical Depreciation %	30
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Frame Garage	1956	Average	288	6,45

Total Building Value 74,155

38		12
24	1S FR+	24 Fr Gar



Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID	072054	Wethersfield	Card No: 1 of 1

Location:	32 RIDGE CREST CIR	Map/Lot:	072 054	Zone:	A1	Date Printed:	12-30-19
911 Address:		Exempt		Nbhd:	88	Last Update:	12-30-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
NGO VU	2097 /1128	12-18-19	Warranty Deed	YES	260,000
32 RIDGE CREST CIR WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
KHASRATOV BAKHIYAR & MAMEDOVA AYGUL	1588 /0079	04-30-10		YES	258,750
CHAET CHARLES S	0893 /0268	12-20-01		YES	216,000
LANGLOIS RONALD & DENISE G	0254 /0401	10-05-67		NO	0
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
E-15-96	03-30-15	16,779	No	Permit Issue	100		WIRE 40 ROOF MOUNTED SOLAR PANELS
B-15-111	03-27-15	7,191	No	Permit Issue	100		INSTALL 40 ROOF MOUNTED SOLAR PANELS
BP-0608	10-27-09	9,432	No	Permit Issue	100		Remove 1 layer & replace roof
PP07071	05-22-07	750	No	Permit Issue	100		Repl gas wtr htr

Census/Tract	4923
Dev Map	Dev Lot 5
Date	06/24/2015
Inspector	CR
Action	44

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.31	61,600			
13- Res Bldg	1.00	128,950			

Appraised Value

Total Land Value	88,000
Total Building Value	184,220
Total Outbuilding Value	0
Total Market Value	272,220

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.31	0.00	88,000	1.00	0	88,000
Total	0.31					88,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	61,600	61,600	58,400	58,400	58,400
Building	128,950	128,950	122,900	122,900	122,900
Outbuilding	0	0	0	0	0
Total	190,550	190,550	181,300	181,300	181,300

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2015 SOLAR PANELS

Unique ID: 072054 Wethersfield

Location:	32 RIDGE CREST CIR	Unit	
911 Address:			
Map/Block/Lot	072 054		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C
Stories	1.00
Design (Style)	Ranch
Construction	Wood Frame
Year Built	1968
Percent Complete	100
Finished Area	1,866

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,866
Basement Finish	750
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Natural Gas	
Cooling Type	Central	100 %

Interior

Floors	Carpet	Vinyl
Attic Access		
Walls	Drywall	
Fireplaces	1	
Wood Stoves	0	

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Extra Kitchen	1

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
6	3	1	3	0

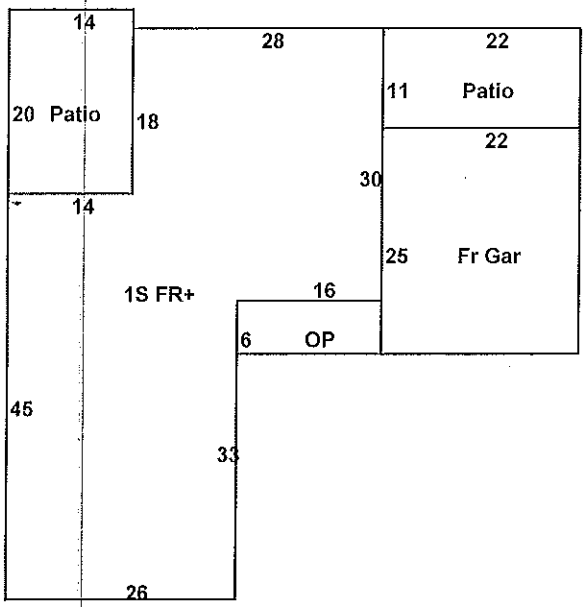
Description	Area/Qty	Value
Base Rate	1,866	128,157
Average Quality Basement Fi	750	11,250
Basement	1,866	27,990
Central Air	1,866	2,799
Extra Kitchen	1	7,500
Fireplace	1	3,000
Full Baths	3	15,000
Value Before Depr.	0	195,696
Depr/Adjust Amount	0	31,311
Final Value (After Depr)	0	164,385

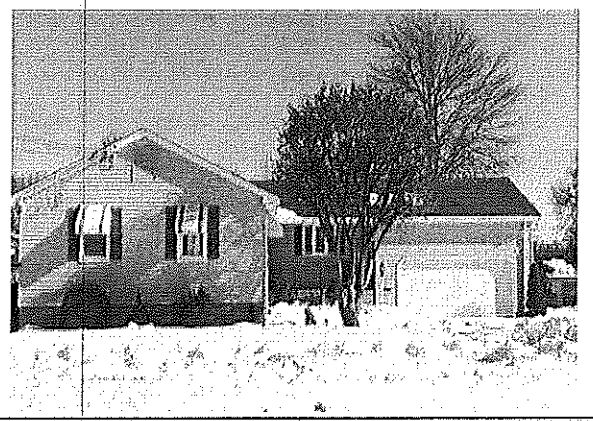
Grade Factor	0	Physical Depreciation %	16
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Frame Garage	1968	Good	550	14,784
Patio	1968	Good	280	2,212
Patio	1968	Good	242	1,912
Open Porch	1968	Good	96	927

Total Building Value 184,220





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID	056006	Wethersfield		Card No:	1

Location:	11 CIDER BROOK DR	Map/Lot:	056 006	Zone:	A1	Date Printed:	12-30-19
911 Address:		Exempt		Nbhd:	118	Last Update:	12-30-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
OKEEFE DAVID ROBERT SR & ORIANA CHLA	2097 /1192	12-18-19	Warranty Deed	YES	374,900
11 CIDER BROOK DR WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
STEFANO JOHN A & BRANDEE R	0835 /0128	03-30-01		YES	271,000
MISIASZEK MILTON F & JUDITH B	0351 /0867	01-04-85		NO	146,000
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
EP05103	05-17-05	1,800	No	Permit Issue	100		200 amp service

Census/Tract	4925
Dev Map	Dev Lot 59
Date	12/27/2019
Inspector	
Action	LISTING REVIEW

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.31	82,600			
13- Res Bldg	1.00	155,230			
14- Res Outbldg	2.00	9,450			

Appraised Value

Total Land Value	118,000
Total Building Value	221,771
Total Outbuilding Value	13,493
Total Market Value	353,264

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.31	0.00	118,000	1.00	0	118,000
Total	0.31					118,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	82,600	82,600	77,100	77,100	77,100
Building	155,230	148,360	153,200	153,200	163,400
Outbuilding	9,450	9,450	10,200	10,200	0
Total	**247,280**	**240,410**	**240,500**	**240,500**	**240,500**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2019 -CARPET, CONDITION, LISTING
CI= ABUTTS DOT- FACILITY

Unique ID: 056006 **Wethersfield**

Location:	11 CIDER BROOK DR	Unit	
911 Address:			
Map/Block/Lot	056 006		

General Description

Building Use	Single Family
Unit	
Overall Condition	Avg/Good
Class	C
Stories	2.00
Design (Style)	Colonial
Construction	Wood Frame
Year Built	1985
Percent Complete	100
Finished Area	2,278

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,158
Basement Finish	702
Bsmt Room Style	Average
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	0
Sump Pump	YES

HVAC

Heating Type	Hot Water	100 %
Fuel	Natural Gas	
Cooling Type	Central	100 %

Interior

Floors	Carpet	Tile
Attic Access		
Walls	Drywall	
Fireplaces	1	
Wood Stoves	0	

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
8	4	1	2	1

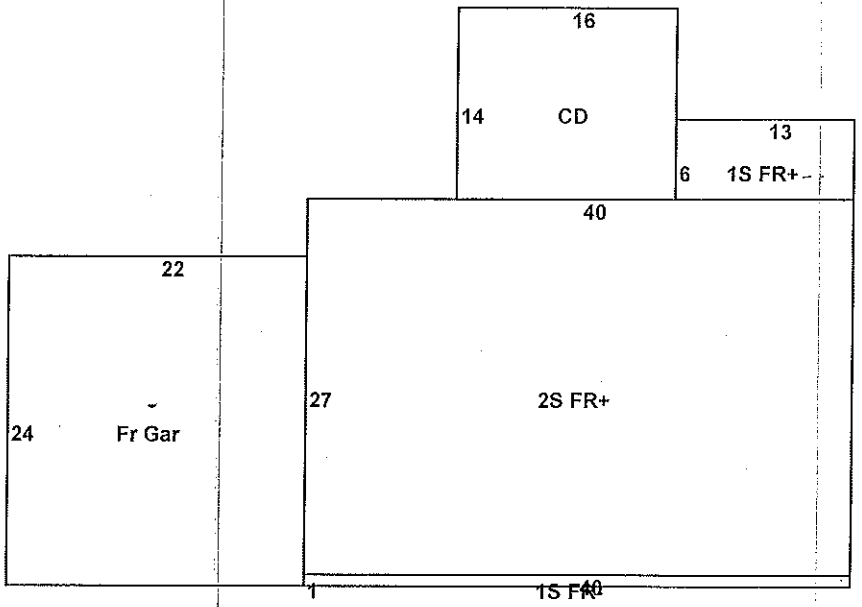
Description	Area/Qty	Value
Base Rate	2,278	184,791
Average Quality Basement Fi	702	10,530
Basement	1,158	17,370
Central Air	2,278	3,417
Fireplace	1	3,000
Full Baths	2	10,000
Half Baths	1	2,500
Value Before Depr.	0	231,608
Depr/Adjust Amount	0	27,793
Final Value (After Depr)	0	203,815

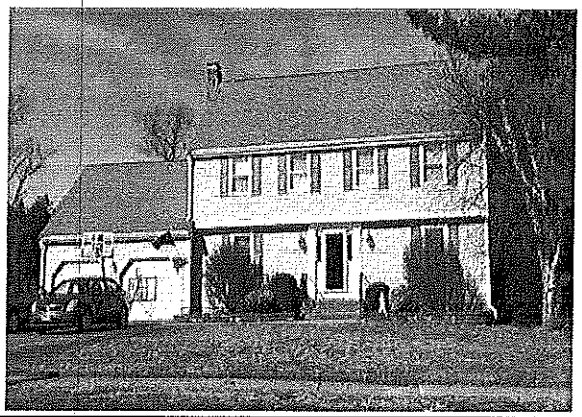
Grade Factor	0	Physical Depreciation %	12
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Composite Deck	1985	Average	224	3,763
Frame Garage	1985	Average	528	14,193

Total Building Value 221,771





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value
Vinyl Pool	1987	Good	578	11,410
Frame Shed	2006	Good	160	2,083

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID	210035	Wethersfield		Card No:	1 of 1
Location:	36 HARMUND PL	Map/Lot:	210 035	Zone:	B
911 Address:		Exempt		Nbhd:	116

Date Printed: 12-30-19
Last Update: 12-30-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
DEVINCKE JUDITH A & DOROTHY S	2098 /1	12-18-19	Warranty Deed	YES	200,000
36 HARMUND PL WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
DALENTA LESLIE KAREN	1783 /0143	05-10-13		YES	229,000
CAVOLI ERIC A	0991 /0198	01-16-03		YES	154,000
SNAPE ROLAND F	0722 /0348	10-26-98		NO	0
	0722 /0348	10-26-98		NO	0
SNAPE ROLAND F	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
M-13-143	07-30-13	7,000	No	Permit Issue	100	10-01-13	INSTALLATION OF 1 DUAL ZONE DUCTLESS SPLIT CONDENSER IN BACK OF HOME PI
EP0324	02-14-03	900	No	Permit Issue	100		100 amps service;ground rods
BP02766	11-20-02	5,700	No	Permit Issue	100		Strip & reroof

Census/Tract 4921
Dev Map Dev Lot 1
Date 05/19/2018
Inspector EQ
Action DM Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.14	80,390			
13- Res Bldg	1.00	75,820			

Appraised Value

Total Land Value	114,840
Total Building Value	108,313
Total Outbuilding Value	0
Total Market Value	223,153

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.14	0.00	116,000	0.99	0	114,840
Total	0.14					114,840

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	80,390	80,390	76,900	76,900	76,900
Building	75,820	75,820	82,500	82,500	82,500
Outbuilding	0	0	0	0	0
Total	156,210	156,210	159,400	159,400	159,400

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2012-EXTERIOR & INTERIOR RENOVATIONS PER MLS
2013 C/A

Unique ID: 210035 **Wethersfield**

Location:	36 HARMUND PL	Unit	
911 Address:			
Map/Block/Lot	210 035		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good/VG
Class	C
Stories	1.40
Design (Style)	Cape
Construction	Wood Frame
Year Built	1935
Percent Complete	100
Finished Area	1,261

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	908
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Oil	
Cooling Type	Central	100 %

Interior

Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	0
Wood Stoves	0

Exterior

Exterior	Wood Shingle
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Central Vac	1

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
6	4	1	1	0

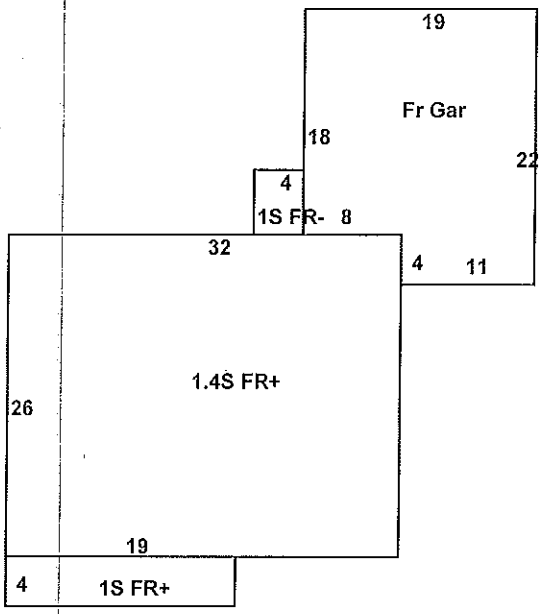
Description	Area/Qty	Value
Base Rate	1,261	107,803
Basement	908	13,620
Central Air	1,261	1,892
Full Baths	1	5,000
Value Before Depr.	0	128,314
Depr/Adjust Amount	0	29,512
Final Value (After Depr)	0	98,802

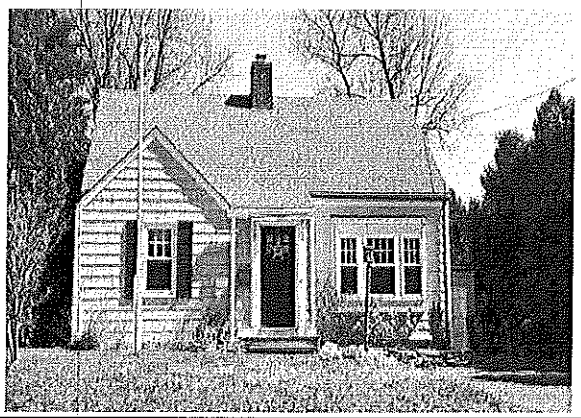
Grade Factor	+0	Physical Depreciation %	23
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Frame Garage	1935	Very Good/Good	386	9,511

Total Building Value 108,313





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID	143012	Wethersfield		Card No:	1 of 1

Location:	309 COPPERMILL RD	Map/Lot:	143 012	Zone:	AAOS	Date Printed:	12-30-19
911 Address:		Exempt		Nbhd:	128	Last Update:	12-30-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
MURPHY PUAL & KATHLEEN	2098 /52	12-19-19	Warranty Deed	YES	350,000
309 COPPERMILL RD WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
HATZISAVVAS SAVVAS & URANIA	0329 /0091	04-21-82		NO	115,500
	/				
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
MP01032	03-07-01	800	No	Permit Issue	100	10-01-01	Bsbrd for addn
EP000404	11-15-00	475	No	Permit Issue	100	10-01-01	Wire addition
BP000766	10-18-00	15,000	No	Permit Issue	100	10-01-01	12X16 rear addn on concrete slab
BP000490	06-27-00	18,000	No	Permit Issue	100		CANCELLED

Census/Tract	4926
Dev Map	Dev Lot 23
Date	11/01/2019
Inspector	
Action	LISTING REVIEW

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.43	97,570			
13- Res Bldg	1.00	151,570			

Appraised Value

Total Land Value	139,392
Total Building Value	216,529
Total Outbuilding Value	0
Total Market Value	355,921

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.43	0.00	128,000	0.99	10	139,392
Total	0.43					139,392

Influence Factors

Land Type	Influence	Reason	Comment
House Lot	10	Location	

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	97,570	97,570	82,400	82,400	82,400
Building	151,570	129,230	135,300	135,300	135,300
Outbuilding	0	0	0	0	0
Total	**249,140**	**226,800**	**217,700**	**217,700**	**217,700**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2019GL-UPDATED INTERIOR, CONDITION, LISTING
2011-REMOVED SHED

Unique ID: 143012 **Wethersfield**

Location:	309 COPPERMILL RD	Unit	
911 Address:			
Map/Block/Lot	143 012		

General Description

Building Use	Single Family
Unit	
Overall Condition	Very Good
Class	C
Stories	1.00
Design (Style)	Ranch
Construction	Wood Frame
Year Built	1982
Percent Complete	100
Finished Area	2,088

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,884
Basement Finish	1,100
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Natural Gas	
Cooling Type	Central	100 %

Interior

Floors	Carpet
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
8	3	1	2	1

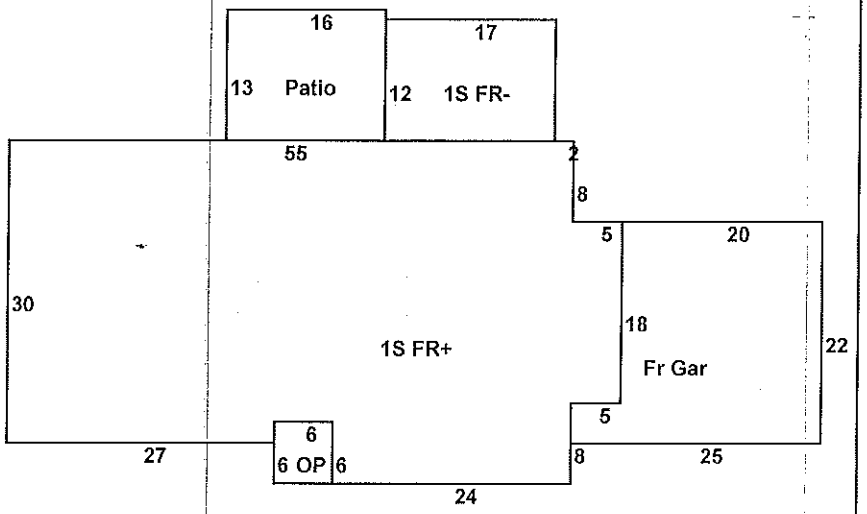
Description	Area/Qty	Value
Base Rate	2,088	141,984
Average Quality Basement Fi	1,100	16,500
Basement	1,884	28,260
Central Air	2,088	3,132
Fireplace	1	3,000
Full Baths	2	10,000
Half Baths	1	2,500
Value Before Depr.	0	205,376
Depr/Adjust Amount	0	6,161
Final Value (After Depr)	0	199,215

Grade Factor	0	Physical Depreciation %	3
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Frame Garage	1982	Very Good	460	14,992
Patio	1982	Good	208	1,900
Open Porch	1982	Very Good	36	422

Total Building Value 216,529



Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID	175037	Wethersfield		Card No:	1
Location:	35 HAROLD ST	Map/Lot:	175 037	Zone:	A
911 Address:		Exempt		Nbhd:	93

Date Printed:	12-30-19
Last Update:	12-30-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
DEFEO DOMENICO & MARIA P	2098 /77	12-19-19	Trustee Deed	YES	207,500
35 HAROLD ST WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
GORMAN JOSEPHINE TRUSTEE	2098 /71	12-19-19	Affidavit	NO	0
URSO JOCHINO S & ANTOINETTE (EST) T	2085 /137	05-28-19	Probate	NO	0
URSO JOCHINO S & ANTOINETTE TRUSTEE	1855 /0180	10-08-14		NO	0
URSO JOCHINO S & ANTOINETTE F	0224 /0550	10-25-63		NO	0
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
EP-99-0333	10-29-99	1,400	No	Permit Issue	100		200 amps

Census/Tract	4922
Dev Map	Dev Lot 74-7
Date	11/01/2019
Inspector	
Action	LISTING REVIEW

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.26	65,100			
13- Res Bldg	1.00	78,300			

Appraised Value

Total Land Value	93,000
Total Building Value	111,851
Total Outbuilding Value	0
Total Market Value	204,851

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.26	0.00	93,000	1.00	0	93,000
Total	0.26					93,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	65,100	65,100	64,000	64,000	64,000
Building	78,300	65,510	69,000	69,000	69,000
Outbuilding	0	0	0	0	0
Total	143,400	130,610	133,000	133,000	133,000

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2019GL-DELETE PATIO, EXTRA KITCHEN & FIXTURE, 3 BEDROOMS, LISTING, CONDITION

Unique ID: 175037 **Wethersfield**

Location:	35 HAROLD ST	Unit	
911 Address:			
Map/Block/Lot	175 037		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C
Stories	1.00
Design (Style)	Ranch
Construction	Wood Frame
Year Built	1963
Percent Complete	100
Finished Area	1,236

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,032
Basement Finish	200
Bsmt Room Style	Average
Basement Walls	
Outside Entry	Walkout
Basement Garage Bays	1
Sump Pump	YES

HVAC

Heating Type	Hot Water	100 %
Fuel	Natural Gas	
Cooling Type	Central	100 %

Interior

Floors	Hardwood	Carpet
Attic Access		
Walls	Drywall	
Fireplaces	0	
Wood Stoves	0	

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Extra Kitchen	1
Extra Fixtures	1

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
6	3	1	2	0

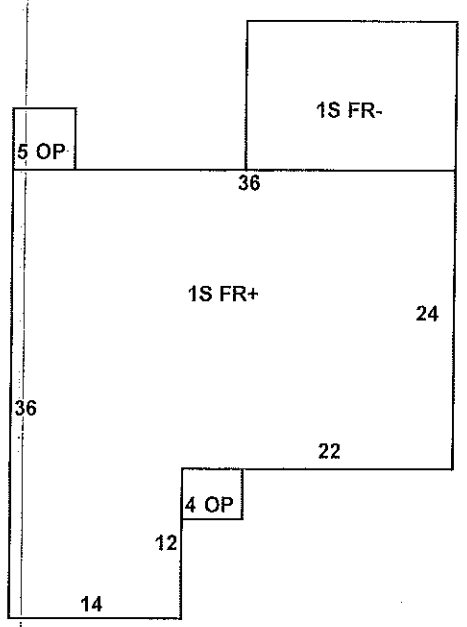
Description	Area/Qty	Value
Base Rate	1,236	95,815
Average Quality Basement Fi	200	3,000
Basement	1,032	15,480
Basement Garage Bays	1	2,000
Central Air	1,236	1,854
Extra Fixtures	1	300
Extra Kitchen	1	7,500
Full Baths	2	10,000
Value Before Depr.	0	135,949
Depr/Adjust Amount	0	24,471
Final Value (After Depr)	0	111,478

Grade Factor	0	Physical Depreciation %	18
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Open Porch	1963	Average	25	207
Open Porch	1963	Average	20	166

Total Building Value 111,851



Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID: 106016 **Wethersfield** **Card No:** 1of 1

Location:	724 RIDGE RD	Map/Lot:	106 016	Zone:	A1	Date Printed:	03-24-20
911 Address:		Exempt		Nbhd:	93	Last Update:	01-21-20

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
HAINES CHRISTOPHER M & DUMOUCHEL REN	2098 /223	12-20-19	Warranty Deed	YES	435,000
724 RIDGE RD WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
WILT CHRISTOPHER	1893 /0281	07-07-15		YES	416,000
RONDINI ANTHONY & SUSAN	1893 /0280	07-07-15		NO	0
RONDINI ANTHONY & WILSON SUSAN L	0811 /0119	10-02-00		YES	370,000
FALLON GARY J & TINA MARIE	0503 /0242	09-09-91		NO	295,000
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
PP-0017	01-27-10	1,060	No	Permit Issue	100	10-01-10	Replace existing 50 gal. natural gas water heater w/ same
BP000707	09-13-00	1,400	No	Permit Issue	100		Rem 1,000 undgrnd oil tank

Census/Tract	4924
Dev Map	Dev Lot 1
Date	01/21/2020
Inspector	
Action	LISTING REVIEW

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.71	67,050			
13- Res Bldg	1.00	199,540			
14- Res Outbldg	4.00	6,430			

Appraised Value

Total Land Value	95,790
Total Building Value	285,061
Total Outbuilding Value	9,180
Total Market Value	**390,031**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.71	0.00	93,000	1.03	0	95,790
Total	0.71					95,790

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2019	2018	2017	2016
Land	67,050	67,050	67,050	69,100	69,100
Building	199,540	199,540	155,340	166,700	166,700
Outbuilding	6,430	6,430	6,430	1,400	1,400
Total	**273,020**	**273,020**	**228,820**	**237,200**	**237,200**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2019GL-HOUSE REMODELED IN PAST, CONDITION, LISTING
2015 BATH&KIT UPDATE/ FPL=GAS FPL PER ML
8 FT REAR DORMER
18 FT REAR DORMER

Unique ID: 106016 **Wethersfield**

Location:	724 RIDGE RD	Unit	
911 Address:			
Map/Block/Lot	106 016		

General Description

Building Use	Single Family
Unit	
Overall Condition	Very Good/Ex
Class	B-
Stories	2.40
Design (Style)	Colonial
Construction	Masonry
Year Built	1929
Percent Complete	100
Finished Area	2,806

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	990
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Interior
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Natural Gas	
Cooling Type	None	0 %

Interior

Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	0	
Wood Stoves	0	

Exterior

Exterior	Brick/Masonr
Roof Cover	Slate
Roof Type	Gable

Special Features

PreFab FP	2
Extra Fixtures	1

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
12	3	1	2	1

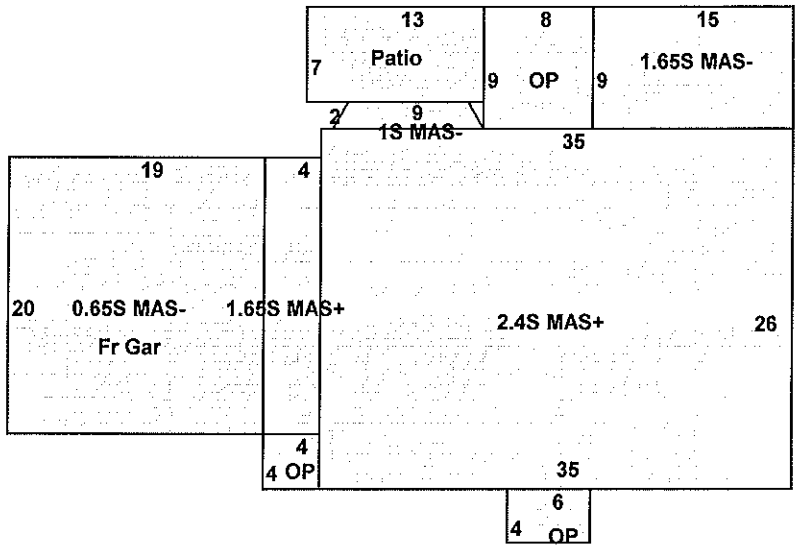
Description	Area/Qty	Value
Base Rate	2,806	264,269
Basement	990	17,078
Extra Fixtures	1	345
Full Baths	2	11,500
Half Baths	1	2,875
Prefab Fireplaces	2	4,600
Value Before Depr.	0	300,667
Depr/Adjust Amount	0	27,060
Final Value (After Depr)	0	273,607

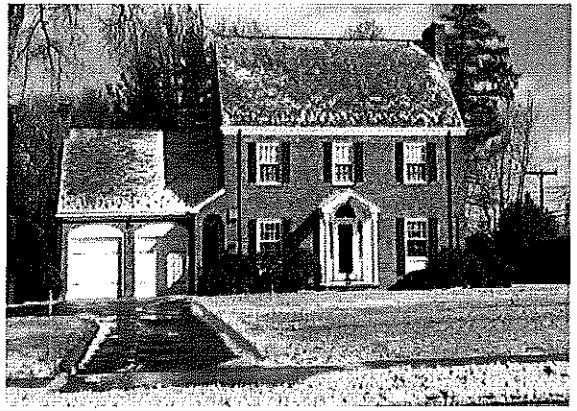
Grade Factor	0	Physical Depreciation %	9
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Frame Garage	1929	Good	380	9,789
Patio	1929	Good	91	623
Open Porch	1929	Good	72	667
Open Porch	1929	Good	16	148
Open Porch	1929	Good	24	222

Total Building Value **285,061**





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value
Det Masonry Patio	2008	Average	364	6,028
Det Masonry Patio	2008	Average	84	1,391
Det Masonry Patio	2008	Average	48	795
Frame Shed	1980	Average	120	966

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID	147011	Wethersfield		Card No:	1
Location:	30 HIGHLAND ST	Map/Lot:	147 011	Zone:	A1
911 Address:		Exempt		Nbhd:	100

Date Printed:	12-30-19
Last Update:	12-30-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
MILLER NOEL	2098 /131	12-20-19	Warranty Deed	YES	361,500
30 HIGHLAND ST WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
SGRO JOSEPH & DONNA LUDWIN	2018 /0082	11-02-17		NO	220,100
THE BANK OF NEW YORK MELLON	2008 /0196	08-25-17		NO	0
JONES RYAN T & KELLEANNE	1229 /0146	02-28-05		NO	0
JONES RYAN T & BLETHEN KELLEANNE	1099 /0329	09-26-03		YES	270,000
ARRIAGA S JOSEPH & JOHNSTON JENNIFER S	0857 /0282	07-13-01		NO	237,500

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
BP04833	12-20-04	5,000	No	Permit Issue	100		Add porch to side of house
PP04065	04-12-04	300	No	Permit Issue	100		Install sink, dishwshr,dspsl
EP04090	04-08-04	500	No	Permit Issue	100		Wall outlets-kitchen
EP030397	12-02-03	1,200	No	Permit Issue	100		SVC CHG TO 200 AMPS
BP03711	11-12-03	20,000	No	Permit Issue	100		20X30 addn
CK2004	11-11-03	0	No	Permit Issue	100		ADD-RENOVATIONS

Census/Tract	4926
Dev Map	Dev Lot NPT2
Date	03/04/2013
Inspector	MF
Action	Data Mailer Rec

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	1.00	73,500			
12- Res Excess	0.19	1,330			
13- Res Bldg	1.00	151,060			
14- Res Outbldg	1.00	7,390			

Appraised Value

Total Land Value	106,900
Total Building Value	215,801
Total Outbuilding Value	10,557
Total Market Value	333,258

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	1.00	0.00	100,000	1.05	0	105,000
Excess	0.19	0.00	10,000	1.00	0	1,900
Total	1.19					106,900

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	74,830	74,830	76,000	76,000	76,000
Building	151,060	151,060	144,500	144,500	151,200
Outbuilding	7,390	7,390	6,700	6,700	0
Total	233,280	233,280	227,200	227,200	227,200

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

FIREPLACES (2) DO NOT WORK PER OWNER

Unique ID: 147011 **Wethersfield**

Location:	30 HIGHLAND ST	Unit	
911 Address:			
Map/Block/Lot	147 011		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good/VG
Class	C+
Stories	2.00
Design (Style)	Colonial
Construction	Wood Frame
Year Built	1875
Percent Complete	100
Finished Area	2,997

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,854
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Natural Gas	
Cooling Type	Central	100 %

Interior

Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	2
Wood Stoves	0

Exterior

Exterior	Clapboards
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
10	4	1	2	1

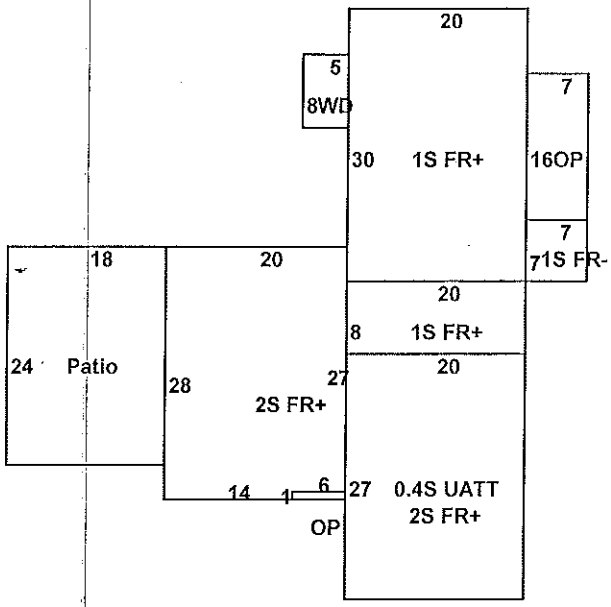
Description	Area/Qty	Value
Base Rate	2,997	245,454
Basement	1,854	29,201
Central Air	2,997	4,720
Fireplace	2	6,300
Full Baths	2	10,500
Half Baths	1	2,625
Value Before Depr.	0	298,800
Depr/Adjust Amount	0	92,628
Final Value (After Depr)	0	206,172

Grade Factor	0	Physical Depreciation %	31
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Unfinished Attic	1875	Very Good/Good	216	5,477
Wood Deck	1875	Very Good/Good	40	493
Patio	1875	Very Good/Good	432	2,676
Open Porch	1875	Very Good/Good	112	938
Open Porch	1875	Very Good/Good	6	50

Total Building Value 215,801



Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value
2 Story Barn	1890	Average	621	10,557

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID	0730170003	Wethersfield	Card No: 1

Location:	295 RIDGE RD	Map/Lot:	073 017 0003	Zone:		Date Printed:	12-30-19
911 Address:		Exempt		Nbhd:		Last Update:	12-30-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
SOBCZYK DAMIAN A	2098 /184	12-20-19	Warranty Deed	YES	110,000
295 RIDGE RD #3 WETHERSFIELD, CT 06109					
Additional Owners:					
Prior Owner History					
MILLER NOEL R	1592 /0038	05-25-10		YES	180,200
291 RIDGE ROAD LLC	1254 /0306	06-16-05		NO	1,300,000
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
20070162	08-03-07	0	No	Permit Issue	100	08-03-07	CO

Census/Tract	4923
Dev Map	Dev Lot
Date	05/23/2018 03/23/2007
Inspector	EQ
Action	DM No Change BAA Hearing-NC

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
15- Condominium	1.00	102,370			
17-Condo Option	1.00	9,070			

Appraised Value

Total Land Value	0
Total Building Value	146,239
Total Outbuilding Value	12,954
Total Market Value	159,193

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
Total	0.00					0

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	0	0	0	0	0
Building	102,370	102,370	107,500	107,500	111,400
Outbuilding	9,070	9,070	3,900	3,900	0
Total	111,440	111,440	111,400	111,400	111,400

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

UNIQUE ID: 0730170003

LOCATION:	295 RIDGE RD 3
911 ADDRESS:	
MAP/BLOCK/LOT:	073 017 0003

GENERAL DESCRIPTION

Complex Granberry
Model UNIT 03
Style Condominium

Building Use	Residential
Condition	Average
Class	A
Stories	1.00
Construction	
Year Built	2006
Percent Complete	100

FOUNDATION

Basement Area	0
Basement Finished Area	0
Room Style	
Access	
Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Forced Hot Air	100 %
Fuel Type	Electric	
Cooling Type	Central	100 %

INTERIOR

Floors	Hardwood
Fireplaces	0
Wood Stoves	0

EXTERIOR

Exterior Walls

SPECIAL FEATURES

DESCRIPTION	AREA	VALUE
Base Rate	1,001	146,146
Central Air	1,001	2,177
Full Baths	1	7,250
Value Before Depr.	0	155,573
Depr/Adjust Amount	0	9,334
Final Value (After Dep	0	146,239

GRADE FACTOR	0
ECONOMIC DEPR %	0
PHYSICAL DEPR %	6
FUNCTIONAL DEPR %	0

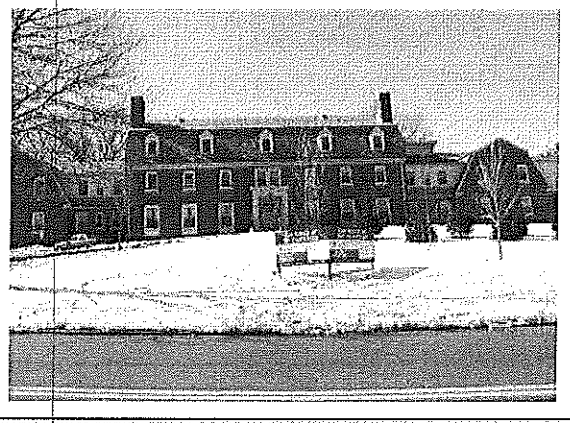
ATTACHED OUTBUILDING/COMPONENTS

Description	Area/Qty	Value

Unit Features

Location
Floor/Unit Location First Floor
Amenities
Parking Type
Parking Spaces 0
Parking Distance 0

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,001	4	2	1	1	0



Description	Year Blt	Area/Qty	Value
Frame Garage	2006	297	12,954

Unique ID: 193006 **Wethersfield** **Card No:** 1of 1

Location:	769 MAPLE ST	Map/Lot:	193 006	Zone:	A	Date Printed:	03-24-20
911 Address:		Exempt		Nbhd:	103	Last Update:	01-21-20

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
MUJIC RIZVAN & NERMINA	2098 /294	12-23-19	Warranty Deed	YES	300,000
769 MAPLE ST WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
BRAHO FOTI	1770 /0055	03-01-13		NO	0
BRAHO FOTI & VIEZAJ NEVRUZ	1669 /0292	09-07-11		NO	180,000
SJOMAN JANE E EST KEITHLINE W WILSON ESQ EST	1646 /0105	03-28-11		NO	0
SJOMAN JANE E EST	1646 /0104	03-28-11		NO	0
SJOMAN JANE E EST C/O KEITHLINE W WILSON ESQ ADMIN	1607 /0023	08-27-10		NO	0

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
B-13-77	03-13-13	3,900	No	Permit Issue	100	10-01-13	STRIP & RESHINGLE
BP07225	05-30-07	7,673	No	Permit Issue	100		Repl 19 windows

Census/Tract	4926	**State Item Codes**					**Appraised Value**	
Dev Map	**Dev Lot** 28	**Code**	**Quantity**	**Value**	**Code**	**Quantity**	**Value**	**Total Land Value** 104,030
Date	01/21/2020	11- Res Land	0.32	72,820				**Total Building Value** 176,715
Inspector		13- Res Bldg	1.00	123,700				**Total Outbuilding Value** 0
Action	LISTING REVIEW							**Total Market Value** **280,745**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.32	0.00	103,000	1.01	0	104,030
Total	0.32					104,030

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2019	2018	2017	2016
Land	72,820	72,820	72,820	69,200	69,200
Building	123,700	123,700	95,280	96,600	96,600
Outbuilding	0	0	0	0	0
Total	**196,520**	**196,520**	**168,100**	**165,800**	**165,800**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2019GL-PATIO, WOOD DECK, FRONT PORCH, PICTOMETRY, CONDITION (INTERIOR REMOD), LISTING, FBA, VINYL SIDING
FULL REAR DORMER
10/3/08
1/2 BATH NON FUNCTIONAL PER OWNER

Unique ID: 193006 **Wethersfield**

Location:	769 MAPLE ST	Unit	
911 Address:			
Map/Block/Lot	193 006		

General Description	
Building Use	Single Family
Unit	
Overall Condition	Very Good
Class	C
Stories	1.65
Design (Style)	Cape
Construction	Wood Frame
Year Built	1951
Percent Complete	100
Finished Area	1,715

Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,005
Basement Finish	300
Bsmt Room Style	Good
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC		
Heating Type	Hot Water	100 %
Fuel	Oil	
Cooling Type	Central	50 %

Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
6	3	1	2	1

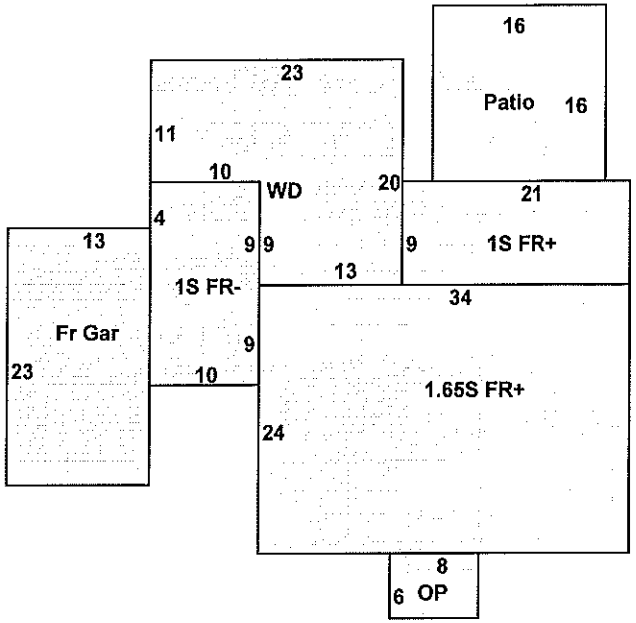
Description	Area/Qty	Value
Base Rate	1,715	140,922
Basement	1,005	15,075
Central Air	858	1,286
Fireplace	1	3,000
Full Baths	2	10,000
Good Quality Basement Finis	300	6,000
Half Baths	1	2,500
Value Before Depr.	0	178,783
Depr/Adjust Amount	0	16,090
Final Value (After Depr)	0	162,692

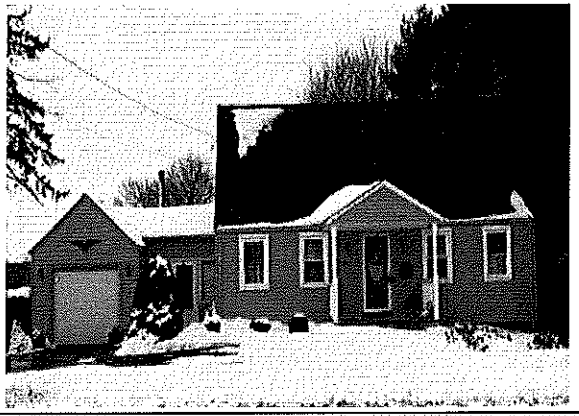
Grade Factor	0	Physical Depreciation %	9
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1951	Good	370	4,718
Frame Garage	1951	Good	299	7,176
Patio	1951	Good	256	1,715
Open Porch	1951	Good	48	414

Total Building Value 176,715





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID	128060	Wethersfield	Card No: 1 of 1

Location:	77 MAPLESIDE DR	Map/Lot:	128 060	Zone:	A	Date Printed:	12-30-19
911 Address:		Exempt		Nbhd:	105	Last Update:	12-30-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
OSGOOD AARON N & SHANTEL	2098 /329	12-23-19	Warranty Deed	YES	272,000
77 MAPLESIDE DR WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
MANSAKU ALBAN & AMANTIA	1916 /0291	12-11-15		YES	93,000
FEDERAL NATIONAL MORTGAGE ASSOCIATI	1831 /0210	04-24-14		NO	0
WELLS FARGO BANK NA	1830 /0208	04-15-14		NO	0
APONTE JOSEFINA	1435 /0229	09-25-07		YES	229,900
LEPAGE KENNETH R & SHEILA	1049 /0168	06-19-03		NO	0

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
B-17-100	04-04-17	300	No	Permit Issue	100		WOOD STOVE PREVIOUSLY INSTALLED IN FIREPLACE
TP-16-158	07-20-16	2,500	No	Permit Issue	100	10-01-16	ROUGHIN DRAINS, VENTS, POTABLE WATER FOR TWO FULL BATHS, KITCHEN
TM-16-139	07-20-16	6,000	No	Permit Issue	100	10-01-16	INSTALL LP GAS FURNACE IN ATTIC, A/C
TE-16-268	07-06-16	9,000	No	Permit Issue	100	10-01-16	WIRE WHOLE HOUSE
TB-15-966	01-20-16	12,400	No	Permit Issue	100	10-01-16	6X20 FRONT PORCH & EXTEND WALL IN REAR OF HOUSE 6X28 SUNRM

Census/Tract	4925
Dev Map	Dev Lot 76
Date	11/11/2019
Inspector	
Action	LISTING REVIEW

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.27	73,500			
13- Res Bldg	1.00	102,840			
14- Res Outbldg	2.00	2,300			

Appraised Value

Total Land Value	105,000
Total Building Value	146,912
Total Outbuilding Value	3,283
Total Market Value	255,195

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.27	0.00	105,000	1.00	0	105,000
Total	0.27					105,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	73,500	73,500	71,300	71,300	71,300
Building	102,840	108,510	107,900	109,500	86,900
Outbuilding	2,300	2,300	3,000	3,000	0
Total	**178,640**	**184,310**	**182,200**	**183,800**	**158,200**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2019GL-CONDITION
2018GL-CHG SKETCH, ADD PATIO, DELETE DECK
2017GL-CHG SKETCH
ON SLAB
2016GL-FULL REMODEL

Unique ID: 128060 Wethersfield

Location:	77 MAPLESIDE DR	Unit	
911 Address:			
Map/Block/Lot	128 060		

General Description

Building Use	Single Family
Unit	
Overall Condition	Very Good
Class	C
Stories	1.00
Design (Style)	Ranch
Construction	Wood Frame
Year Built	1950
Percent Complete	100
Finished Area	1,805

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	0
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Forced Hot Air	100 %
Fuel	Propane Gas	
Cooling Type	Central	100 %

Interior

Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Extra Fixtures	1

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
7	4	1	2	0

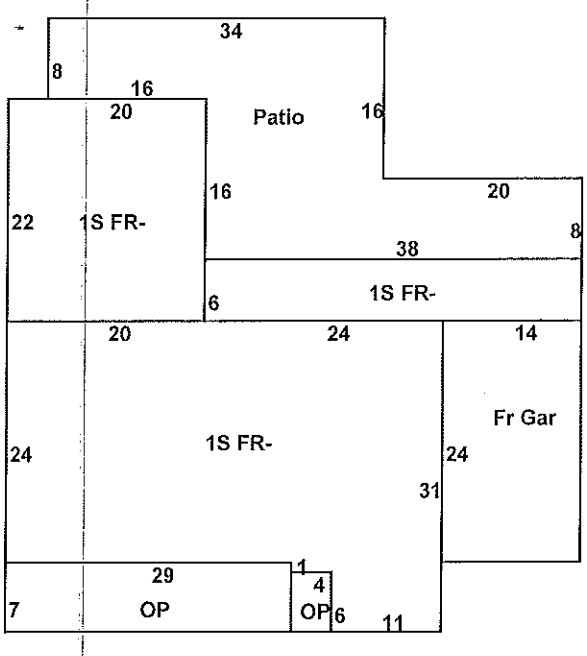
Description	Area/Qty	Value
Base Rate	1,805	123,967
Central Air	1,805	2,708
Extra Fixtures	1	300
Fireplace	1	3,000
Full Baths	2	10,000
Value Before Depr.	0	139,975
Depr/Adjust Amount	0	12,598
Final Value (After Depr)	0	127,377

Grade Factor	0	Physical Depreciation %	9
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Frame Garage	1950	Excellent	336	10,420
Patio	2018	Good	722	7,143
Open Porch	1950	Good	24	207
Open Porch	1950	Good	203	1,751

Total Building Value 146,912



Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	1988	Good	204	2,499
Frame Shed	1972	Good	64	784

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID	0730170007	Wethersfield		Card No:	1 of 1
Location:	295 RIDGE RD	Map/Lot:	073 017 0007	Zone:	Date Printed: 12-30-19
911 Address:		Exempt		Nbhd:	Last Update: 12-30-19

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
VOLLES LEAH	2098 /344	12-23-19	Warranty Deed	YES	105,000
295 RIDGE RD #7 WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
LAITEM LEOPOLD & GABRIELLE	1482 /0034	06-24-08		YES	245,000
291 RIDGE ROAD LLC	1254 /0306	06-16-05		NO	1,300,000
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
B-19-0124	03-20-19	15,000	No	Closed	100	06-18-19	REPAIR EXISTING WOOD FRAMING STRUCTURE. REFRAMING OF 2 EXTERIOR WALLS.
20070162	08-03-07	0	No	Permit Issue	100		CO

Census/Tract	4923	
Dev Map		Dev Lot
Date	04/24/2018	03/23/2007
Inspector	EQ	
Action	DM Change	BAA Hearing-NC

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
15- Condominium	1.00	109,070			
17-Condo Option	1.00	9,070			

Appraised Value

Total Land Value	0
Total Building Value	155,824
Total Outbuilding Value	12,954
Total Market Value	168,778

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
Total	0.00					0

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	0	0	0	0	0
Building	109,070	109,070	114,200	114,200	118,100
Outbuilding	9,070	9,070	3,900	3,900	0
Total	**118,140**	**118,140**	**118,100**	**118,100**	**118,100**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

RESIDENTIAL FIELDCARD THIS DOCUMENT WAS PREPARED FOR ASSESSMENT PURPOSES ONLY REVALUATION DATE: 10/01/2018

UNIQUE ID: 0730170007

Wethersfield

LOCATION:	295 RIDGE RD 7
911 ADDRESS:	
MAP/BLOCK/LOT:	073 017 0007

GENERAL DESCRIPTION

Complex Granberry

Model UNIT 07

Style Condominium

Building Use	Residential
Condition	Average
Class	A-
Stories	1.00
Construction	
Year Built	2006
Percent Complete	100

FOUNDATION

Basement Area	0
Basement Finished Area	0
Room Style	
Access	
Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Forced Hot Air	100 %
Fuel Type	Heat Pump	
Cooling Type	Central	100 %

INTERIOR

Floors	Hardwood
Fireplaces	0
Wood Stoves	0

EXTERIOR

Exterior Walls

SPECIAL FEATURES

DESCRIPTION	AREA	VALUE
Base Rate	1,139	156,043
Central Air	1,139	2,477
Full Baths	1	7,250
Value Before Depr.	0	165,770
Depr/Adjust Amount	0	9,946
Final Value (After Dep	0	155,824

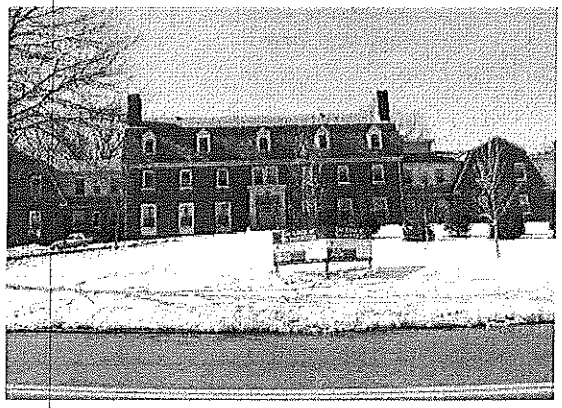
GRADE FACTOR	0
ECONOMIC DEPR %	0
PHYSICAL DEPR %	6
FUNCTIONAL DEPR %	0

ATTACHED OUTBUILDING/COMPONENTS

Description	Area/Qty	Value

Unit Features

Location	
Floor/Unit Location	End 2 Floor
Amenities	
Parking Type	
Parking Spaces	0
Parking Distance	0



Description	Year Blt	Area/Qty	Value
Frame Garage	2006	297	12,954

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,139	4	2	1	1	0

Unique ID: 063066 **Wethersfield** **Card No:** 1of 1

Location:	65 CEDAR ST	Map/Lot:	063 066	Zone:	A	Date Printed:	03-24-20
911 Address:		Exempt		Nbhd:	96	Last Update:	01-09-20

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
TROMP JUSTIN & GALANTE JENNIFER	2098 /389	12-26-19	Warranty Deed	YES	215,000
65 CEDAR ST WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
DEMONTE JOSEPH	2092 /752	08-15-19	Warranty Deed	NO	125,000
DEFRONZO ANTOINETTE G	0572 /0088	05-12-94		NO	0
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
P-19-0255	09-13-19	0	No	Imported Rec	0	10-01-19	Replace shower valve in bath .
E-19-0358	09-12-19	0	No	Imported Rec	0	10-01-19	Wire bath . Demo wires in kitchen . Add 4 recessed lights in living roo
B-19-0636	08-26-19	20,000	No	Imported Rec	0	10-01-19	Strip and reroof 14 sq.. Demo bathroom, kitchen remodel and remove 3' X
B-11-11	01-19-11	5,959	No	Permit Issue	100		ADD NEW HATCHWAY
1999-5345	04-16-99	400	No	Permit Issue	100		
B-8835	12-16-98	12,300	No	Permit Issue	100		

Census/Tract	4924
Dev Map	Dev Lot 187
Date	05/21/2018
Inspector	EQ
Action	DM Change

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.25	67,200			
13- Res Bldg	1.00	56,060			
14- Res Outbldg	1.00	420			

Appraised Value

Total Land Value	96,000
Total Building Value	80,089
Total Outbuilding Value	594
Total Market Value	176,683

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.25	0.00	96,000	1.00	0	96,000
Total	0.25					96,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2019	2018	2017	2016
Land	67,200	67,200	67,190	63,800	63,800
Building	56,060	56,060	56,310	62,600	62,600
Outbuilding	420	420	420	600	600
Total	**123,680**	**123,680**	**123,920**	**127,000**	**127,000**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

Unique ID: 063066 **Wethersfield**

Location:	65 CEDAR ST	Unit	
911 Address:			
Map/Block/Lot	063 066		

General Description

Building Use	Single Family
Unit	
Overall Condition	Average
Class	C
Stories	1.00
Design (Style)	Ranch
Construction	Wood Frame
Year Built	1951
Percent Complete	100
Finished Area	984

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	984
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	0
Sump Pump	YES

HVAC

Heating Type	Hot Water	100 %
Fuel	Oil	
Cooling Type	None	0 %

Interior

Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Extra Fixtures	1

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
5	3	1	1	0

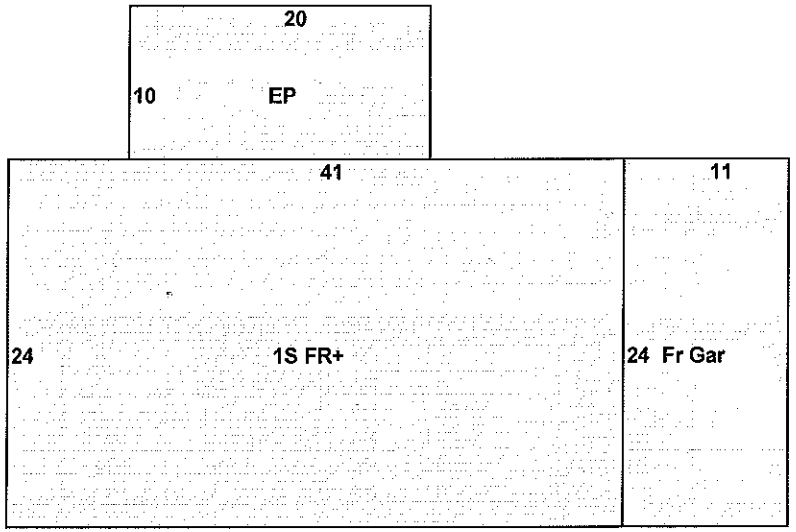
Description	Area/Qty	Value
Base Rate	984	80,964
Basement	984	14,760
Extra Fixtures	1	300
Fireplace	1	3,000
Full Baths	1	5,000
Value Before Depr.	0	104,024
Depr/Adjust Amount	0	32,247
Final Value (After Depr)	0	71,776

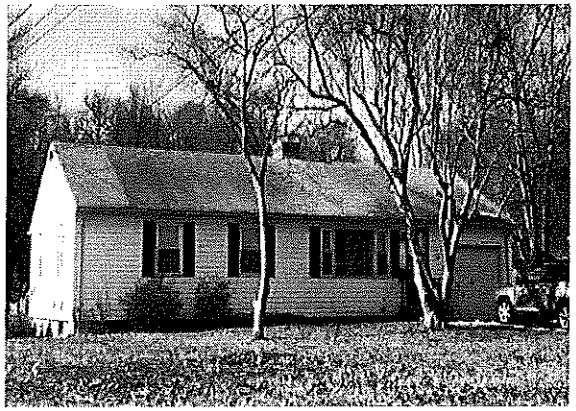
Grade Factor	0	Physical Depreciation %	31
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Frame Garage	1951	Average	264	5,829
Enclosed Porch	1951	Average	200	2,484

Total Building Value 80,089





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	1999	Average	80	594

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID	064044	Wethersfield	Card No: 1 of 1

Location:	80 MOHAWK LN	Map/Lot:	064 044	Zone:	A	Date Printed:	01-09-20
911 Address:		Exempt		Nbhd:	94	Last Update:	01-09-20

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
MIRANDA GLORIA M	2098 /370	12-26-19	Warranty Deed	YES	183,500
80 MOHAWK LA WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
DIGALBO KAREN R	0777 /0304	11-12-99		YES	115,000
FAZZIO JOHN	0485 /0489	12-03-90		NO	112,500
	/				
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
BP02154	10-24-02	2,900	No	Permit Issue	100		REPL FURNACE
BP-99-0577	10-19-99	600	No	Permit Issue	100		

Census/Tract	4923
Dev Map	Dev Lot 62
Date	11/01/2019
Inspector	
Action	LISTING REVIEW

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.26	65,800			
13- Res Bldg	1.00	54,830			
14- Res Outbldg	1.00	4,420			

Appraised Value

Total Land Value	94,000
Total Building Value	78,327
Total Outbuilding Value	6,315
Total Market Value	178,642

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.26	0.00	94,000	1.00	0	94,000
Total	0.26					94,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	65,800	65,800	64,000	64,000	64,000
Building	54,830	54,830	61,300	61,300	63,800
Outbuilding	4,420	4,420	2,500	2,500	0
Total	**125,050**	**125,050**	**127,800**	**127,800**	**127,800**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

Unique ID: 064044 **Wethersfield**

Location:	80 MOHAWK LN	Unit	
911 Address:			
Map/Block/Lot	064 044		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good
Class	C
Stories	1.00
Design (Style)	Ranch
Construction	Wood Frame
Year Built	1951
Percent Complete	100
Finished Area	1,000

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	1,000
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Oil	
Cooling Type	Central	100 %

Interior

Floors	Hardwood	Vinyl
Attic Access		
Walls	Plaster	
Fireplaces	0	
Wood Stoves	0	

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
5	2	1	1	0

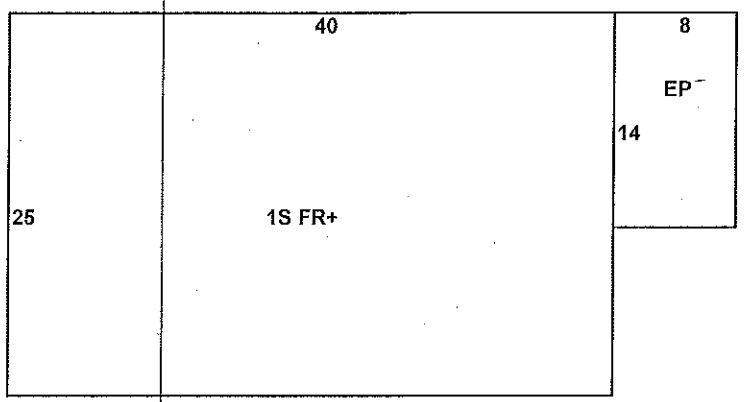
Description	Area/Qty	Value
Base Rate	1,000	80,920
Basement	1,000	15,000
Central Air	1,000	1,500
Full Baths	1	5,000
Value Before Depr.	0	102,420
Depr/Adjust Amount	0	25,605
Final Value (After Depr)	0	76,815

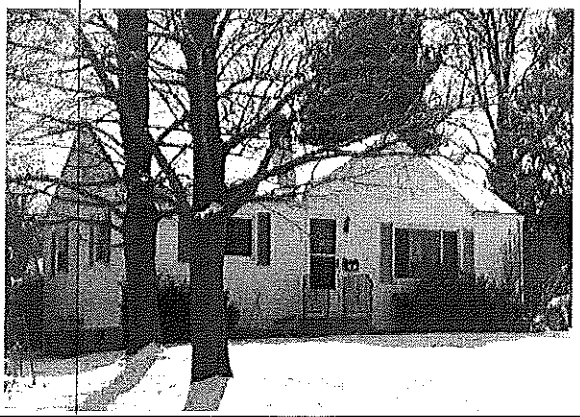
Grade Factor	0	Physical Depreciation %	25
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Enclosed Porch	1951	Good	112	1,512

Total Building Value 78,327





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value
Frame Garage	1951	Average	286	6,315

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID	074015	Wethersfield	Card No: 1 of 1

Location:	36 OAKDALE ST	Map/Lot:	074 015	Zone:	A	Date Printed:	01-09-20
911 Address:		Exempt		Nbhd:	103	Last Update:	01-09-20

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
MAGNANO TYLER S & JENSEN CHRISTINA D	2098 /427	12-27-19	Warranty Deed	YES	212,000
36 OAKDALE ST WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
RUSSO NATASHA T	1442 /0332	11-06-07		NO	0
CLARK SHAWN & RUSSO NATASHA T	1442 /0331	11-06-07		NO	0
CLARK SHAWN & RUSSO-CLARK NATASHA	1279 /0132	09-12-05		NO	0
RUSSO-CLARK NATASHA	1279 /0131	09-12-05		NO	0
RUSSO NATASHA	1234 /0031	03-18-05		YES	225,000

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit

		State Item Codes						Appraised Value	
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	90,846
Dev Map	Dev Lot 100	11- Res Land	0.17	63,590				Total Building Value	115,109
Date	11/11/2019	13- Res Bldg	1.00	80,580				Total Outbuilding Value	448
Inspector		14- Res Outbldg	1.00	310				Total Market Value	206,403
Action	LISTING REVIEW								

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.17	0.00	103,000	0.98	-10	90,846
Total	0.17					90,846

Influence Factors

Land Type	Influence	Reason	Comment
House Lot	-10	Condition	RT 5/15/PL/CELL TWR

Assessment History (Prior Years as of Oct 1)

	Current	2018	2017	2016	2015
Land	63,590	63,590	61,600	61,600	61,600
Building	80,580	69,880	70,900	70,900	71,300
Outbuilding	310	310	400	400	0
Total	144,480	133,780	132,900	132,900	132,900

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2019GL-INTERIOR UPDATED, 2 FIREPLACES, LISTING
EXT = HWY
FULL REAR DORMER

Unique ID: 074015 **Wethersfield**

Location:	36 OAKDALE ST	Unit	
911 Address:			
Map/Block/Lot	074 015		

General Description

Building Use	Single Family
Unit	
Overall Condition	Good/VG
Class	C
Stories	1.65
Design (Style)	Cape
Construction	Wood Frame
Year Built	1939
Percent Complete	100
Finished Area	1,272

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	771
Basement Finish	394
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	1
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Oil	
Cooling Type	None	0 %

Interior

Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	2	
Wood Stoves	0	

Exterior

Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Extra Fixtures	1

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
6	3	1	2	0

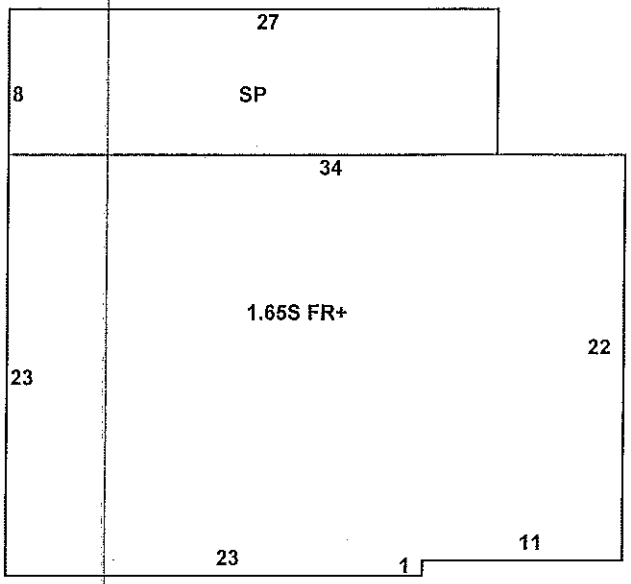
Description	Area/Qty	Value
Base Rate	1,272	108,743
Average Quality Basement Fi	394	5,910
Basement	771	11,565
Basement Garage Bays	1	2,000
Extra Fixtures	1	300
Fireplace	2	6,000
Full Baths	2	10,000
Value Before Depr.	0	144,518
Depr/Adjust Amount	0	31,794
Final Value (After Depr)	0	112,724

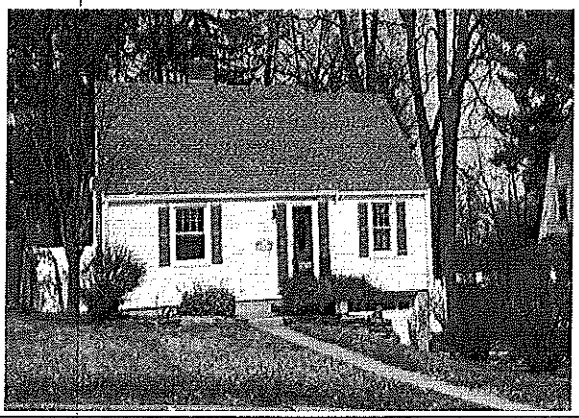
Grade Factor	0	Physical Depreciation %	22
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Screened Porch	1939	Average/Good	216	2,385

Total Building Value 115,109





Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	1992	Average	64	448

Type	Yr Blt	Condition	Area/Qty	Value

Unique ID	1630790C19		Wethersfield		Card No:	1
Location:	53 WOLCOTT HILL RD	Map/Lot:	163 079 0C19	Zone:	SRD	Date Printed: 01-09-20
911 Address:		Exempt		Nbhd:	010-	Last Update: 01-09-20

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
DURIC EDIN	2098 /586	12-30-19	Warranty Deed	YES	62,000
53 WOLCOTT HILL RD C19 WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
MUSTAFIC MIRRUS & MERSAD	2018 /0252	11-08-17		YES	49,000
ORTIZ PABLO G	1397 /0098	03-13-07		YES	75,000
SAMM INVESTMENT GROUP C/O DOT MASCOLO	0547 /0276	05-27-93		NO	0
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit

Census/Tract	4923		State Item Codes					Appraised Value
Dev Map	Dev Lot C19		Code	Quantity	Value	Code	Quantity	Value	Total Land Value 0
Date	02/26/2013	01/22/2004	15- Condominium	1.00	34,630				Total Building Value 49,478
Inspector	SB								Total Outbuilding Value 0
Action	Data Mailer Rec	Hearing-No Chng							Total Market Value 49,478

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
Total	0.00					0				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2018	2017	2016	2015	Type	Acres	Value	Type	Acres	Value
Land	0	0	0	0	0						
Building	34,630	34,630	46,600	46,600	46,600						
Outbuilding	0	0	0	0	0						
Total	34,630	34,630	46,600	46,600	46,600				Totals		

Comments

2018-SALES REVIEW

UNIQUE ID: 1630790C19

LOCATION:	53 WOLCOTT HILL RD C19
911 ADDRESS:	
MAP/BLOCK/LOT:	163 079 0C19

GENERAL DESCRIPTION

Complex Wolcott Hill
Model Third
Style Condominium

Building Use	Residential
Condition	Average
Class	C
Stories	1.00
Construction	
Year Built	1965
Percent Complete	100

FOUNDATION

Basement Area	0
Basement Finished Area	0
Room Style	
Access	
Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Forced Hot Air	100 %
Fuel Type	Oil	
Cooling Type	Central	100 %

INTERIOR

Floors	Carpet	Vinyl
Fireplaces	0	
Wood Stoves	0	

EXTERIOR

Exterior Walls

SPECIAL FEATURES

DESCRIPTION	AREA	VALUE
Base Rate	720	62,640
Central Air	720	1,080
Full Baths	1	5,000
Value Before Depr.	0	68,720
Depr/Adjust Amount	0	19,242
Final Value (After Dep	0	49,478

GRADE FACTOR	0
ECONOMIC DEPR %	0
PHYSICAL DEPR %	28
FUNCTIONAL DEPR %	0

ATTACHED OUTBUILDING/COMPONENTS

Description	Area/Qty	Value

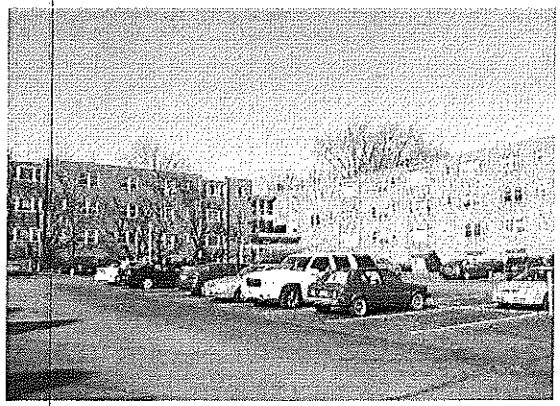
Unit Features

Location	
Floor/Unit Location	
Amenities	
Parking Type	
Parking Spaces	0
Parking Distance	0

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
720	3	1	1	1	0

40

18 1S Condominium-



Description	Year Blt	Area/Qty	Value

Unique ID: 271026 **Wethersfield** **Card No:** 1of 1

Location:	422 MIDDLETOWN AVE	Map/Lot:	271 026	Zone:	C	Date Printed:	03-24-20
911 Address:		Exempt		Nbhd:	93	Last Update:	01-09-20

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
MARKMAN SARA A	2098 /601	12-31-19	Warranty Deed	YES	135,000
422 MIDDLETOWN AVE WETHERSFIELD , CT 06109					
Additional Owners:					
Prior Owner History					
VINSON ELIZABETH	1433 /0018	09-12-07		NO	0
CHRIST ELIZABETH VINSON	0790 /0232	03-27-00		YES	117,270
LYON LINDA M	0654 /0198	10-09-87		NO	0
	/				
	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
B-15-851	11-04-15	3,900	No	Permit Issue	100	10-01-16	STRIP & REROOF
BP000176	03-15-00	1,200	No	Permit Issue	100		Strip & reroof

Census/Tract	4921
Dev Map	Dev Lot 1
Date	04/26/2008
Inspector	BS
Action	3rd Att to list

State Item Codes

Code	Quantity	Value	Code	Quantity	Value
11- Res Land	0.21	65,100			
13- Res Bldg	1.00	71,780			

Appraised Value

Total Land Value	93,000
Total Building Value	102,536
Total Outbuilding Value	0
Total Market Value	**195,536**

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value
House Lot	0.21	0.00	93,000	1.00	0	93,000
Total	0.21					93,000

Influence Factors

Land Type	Influence	Reason	Comment

Assessment History (Prior Years as of Oct 1)

	Current	2019	2018	2017	2016
Land	65,100	65,100	65,100	61,000	61,000
Building	71,780	71,780	71,780	80,600	80,600
Outbuilding	0	0	0	0	0
Total	**136,880**	**136,880**	**136,880**	**141,600**	**141,600**

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals		

Comments

2018GL-LISTING REVIEW

Unique ID: 271026 **Wethersfield**

Location:	422 MIDDLETOWN AVE	Unit	
911 Address:			
Map/Block/Lot	271 026		

General Description

Building Use	Single Family
Unit	
Overall Condition	Average
Class	C
Stories	2.00
Design (Style)	Colonial
Construction	Wood Frame
Year Built	1900
Percent Complete	100
Finished Area	1,648

Finished Area Does Not Include Finished Basement Area

Foundation

Basement Area	780
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC

Heating Type	Hot Water	100 %
Fuel	Oil	
Cooling Type	None	0 %

Interior

Floors	Hardwood
Attic Access	Stairs
Walls	Plaster
Fireplaces	0
Wood Stoves	0

Exterior

Exterior	Wood Shingle
Roof Cover	Asphalt
Roof Type	Gable

Special Features

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
7	3	1	1	1

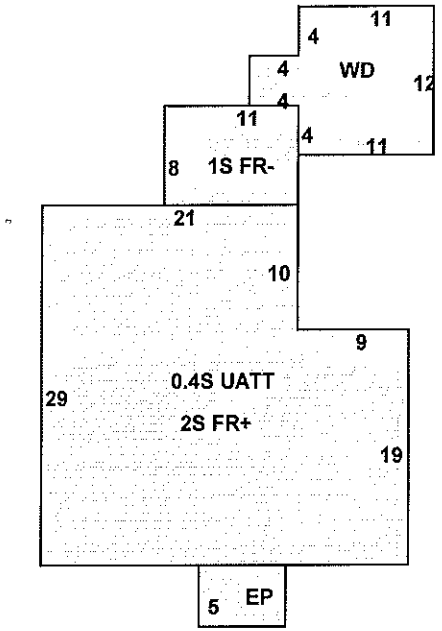
Description	Area/Qty	Value
Base Rate	1,648	147,826
Basement	780	11,700
Full Baths	1	5,000
Half Baths	1	2,500
Value Before Depr.	0	167,026
Depr/Adjust Amount	0	73,491
Final Value (After Depr)	0	93,534

Grade Factor	0	Physical Depreciation %	44
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

Type	Yr Built	Condition	Area/Qty	Value
Unfinished Attic	1900	Good	312	6,989
Wood Deck	1900	Good	148	1,610
Enclosed Porch	1900	Good	35	403

Total Building Value **102,536**



Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value

Type	Yr Blt	Condition	Area/Qty	Value